

HoldenCopley

PREPARE TO BE MOVED

Lavinia Crescent, Edwalton, Nottinghamshire NG12 4JH

Guide Price £500,000 - £575,000

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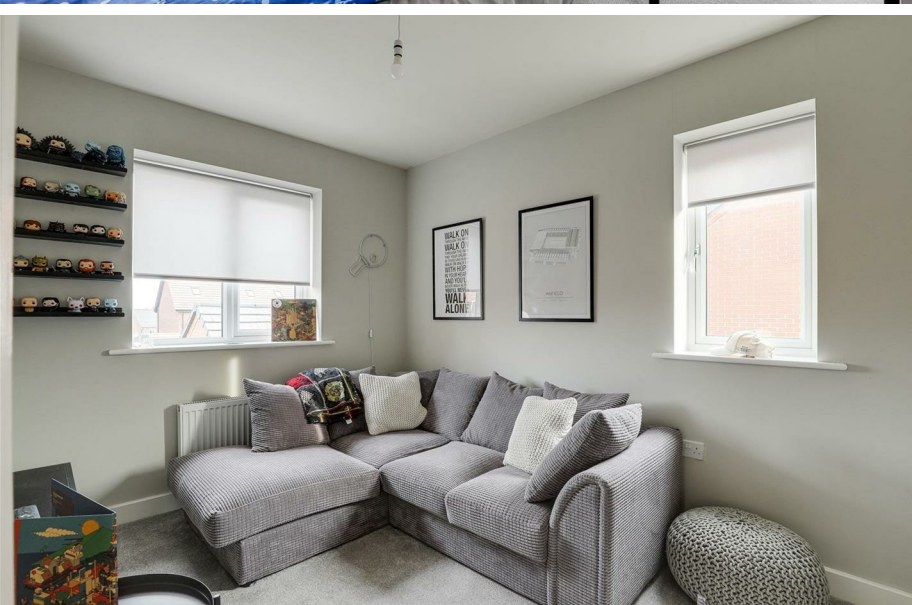
GUIDE PRICE: £500,000-£550,000

THE PERFECT FAMILY HOME...

This substantial detached house offers spacious and beautifully presented accommodation, making it an ideal home for a growing family. Nestled in the highly sought-after Edwalton area, the property benefits from proximity to excellent schools, nurseries, convenient transport links, and a range of local amenities. Upon entering, the ground floor features a welcoming entrance hall with ample storage, a dedicated study, a generously sized living room, and a modern fitted kitchen boasting a central island, sleek black granite worktops, and integrated appliances, seamlessly open plan to the dining room—perfect for entertaining and family life. The first floor comprises four well-proportioned bedrooms, including a master with an ensuite, all serviced by a stylish four-piece family bathroom suite. Externally, the property boasts a driveway with an electric car charging point and access to the garage, offering ample off-road parking. To the rear, a fantastic-sized garden provides a perfect outdoor retreat, complete with a decking area and a patio—ideal for relaxing or hosting gatherings.

MUST BE VIEWED





- Detached House
- Four Bedroom
- Two Reception Rooms
- Open Plan Modern Kitchen & Dining Room
- Ground Floor W/C
- Well Presented With Luxury Flooring
- Four-Piece Bathroom Suite & En-Suite
- Fantastic-Sized Garden
- Driveway With EV Charger & Garage
- Quiet Location





GROUND FLOOR

Entrance Hall

6’6".101’8" × 13’1" (2.31m × 3.99)

The entrance hall has Porcelain tile flooring, an in-built cupboard which houses the washer / dryer, a further two in-built cupboards, a radiator, carpeted stairs, and a composite door providing access into the accommodation.

Study

7’6" × 8’7" (2.31m × 2.63m)

The study has a UPVC double-glazed window to the front elevation, wood-effect Porcelain tile flooring, and a radiator.

Dining Room

10’7" × 16’1" (3.23m × 4.91m)

The dining room has a UPVC double-glazed window to the front elevation, two radiators, wood-effect Porcelain tile flooring, a TV point, a single composite door providing side access, and open plan to the kitchen.

Kitchen

13’4" × 11’0" (4.08m × 3.37m)

The kitchen has a range of fitted gloss base and wall units with black Granite worktops and a central island, under-cabinet lighting, an undermount sink and a half with a swan neck mixer tap, an integrated dishwasher, an integrated double oven, an electric hob with an extractor hood, an integrated fridge freezer, wood-effect Porcelain tile flooring, recessed spotlights, full height UPVC double-glazed windows to the rear elevation, and double French doors opening out to the garden.

Living Room

11’9" × 16’7" (3.60m × 5.07m)

The living room has wood-effect Porcelain tile flooring, two radiators, a TV point, full height UPVC double-glazed windows to the rear elevation, and double French doors opening out to the rear garden.

W/C

2’11" × 5’4" (0.90m × 1.64m)

This space has a low level dual flush W/C, a wash basin, tiled splashback, Porcelain tile flooring, a radiator, and an extractor fan.

FIRST FLOOR

Landing

10’0" × 11’10" (3.06m × 3.61m)

The landing has carpeted flooring, a radiator, an in-built cupboard, access to the loft, and provides access to the first floor accommodation.

Bedroom One

12’11" × 11’9" (3.95m × 3.59m)

The first bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, a fitted sliding mirrored door wardrobe, and access into the en-suite.

En-Suite

5’6" × 6’7" (1.69m × 2.01m)

The en-suite has a low level dual flush W/C, a vanity unit wash basin with fitted storage underneath, an electrical shaving point, a shower enclosure with a mains-fed twin rainfall shower, tiled flooring, partially tiled walls, a heated towel rail, recessed spotlights, an extractor fan, and a UPVC double-glazed obscure window to the rear elevation.

Bedroom Two

9’7" × 11’8" (2.94m × 3.58m)

The second bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, and a radiator.

Bedroom Three

10’9" × 14’7" (3.30m × 4.45m)

The third bedroom has two UPVC double-glazed window to the front elevation, carpeted flooring, and a radiator.

Bedroom Four

8’7" × 11’11" (2.64m × 3.65m)

The fourth bedroom has a UPVC double-glazed window to the side and rear elevation, carpeted flooring, and a radiator.

Bathroom

8’4" × 7’9" (2.55m × 2.37m)

The bathroom has a low level dual flush W/C, a vanity unit wash basin with fitted storage underneath, an electrical shaving point, a panelled bath with a handheld shower head, a shower enclosure with a mains-fed shower and bi-folding door, tiled flooring, partially tiled walls, a heated towel rail, recessed spotlights, an extractor fan, and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is a driveway with an electric car-charging point, access into the garage, courtesy lighting, small lawned areas, and various shrubs.

Rear

To the rear of the property is a private enclosed garden with a patio area, a lawn, a decking area, raised planters, courtesy lighting, and fence panelled boundaries.

ADDITIONAL INFORMATION

Broadband – OFNL, Virgin Media, Openreach

Broadband Speed - Ultrafast available - 1800 Mbps (download) 900 Mbps (upload)

Phone Signal – Mostly 4G & 5G coverage

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years+

Flood Risk Area - Very low risk

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

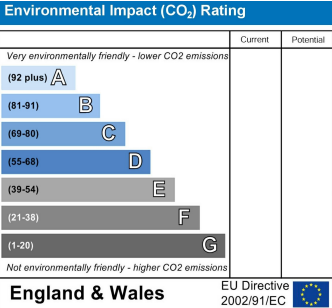
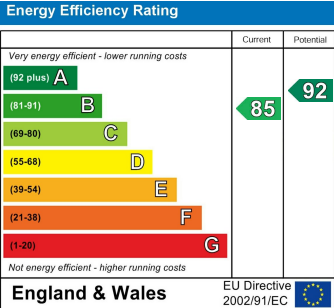
Council Tax Band Rating - RUSHCLIFFE BOROUGH COUNCIL - Band F
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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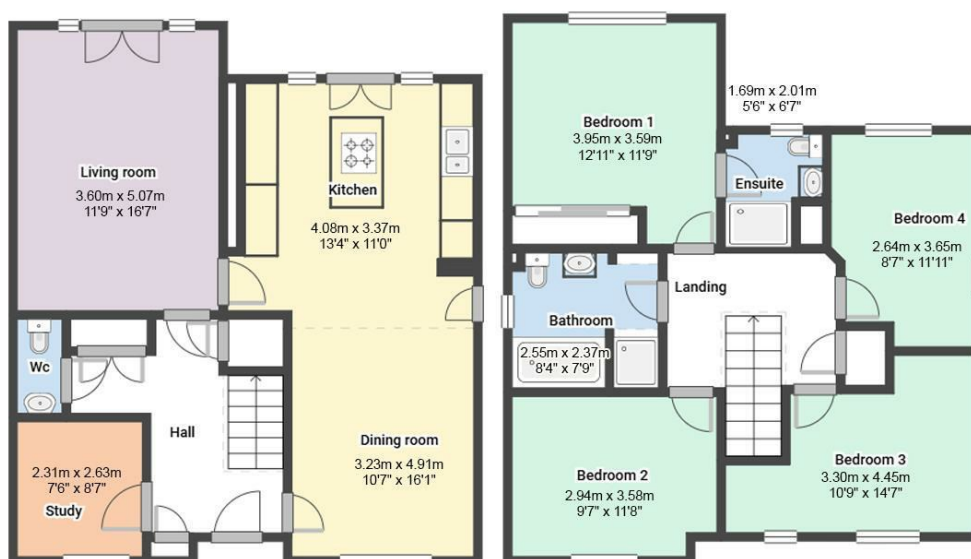
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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