

# HoldenCopley

PREPARE TO BE MOVED

Bettina Gardens, Edwalton, Nottinghamshire NG12 4LT

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Guide Price £575,000 - £595,000

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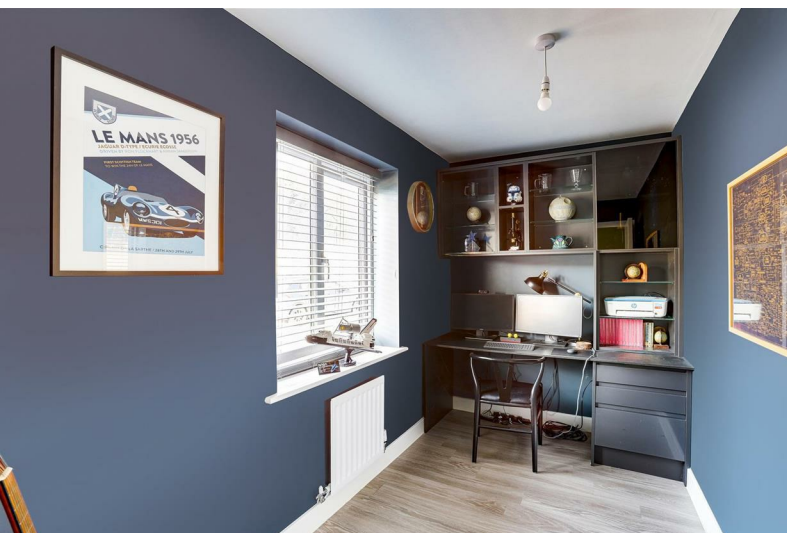


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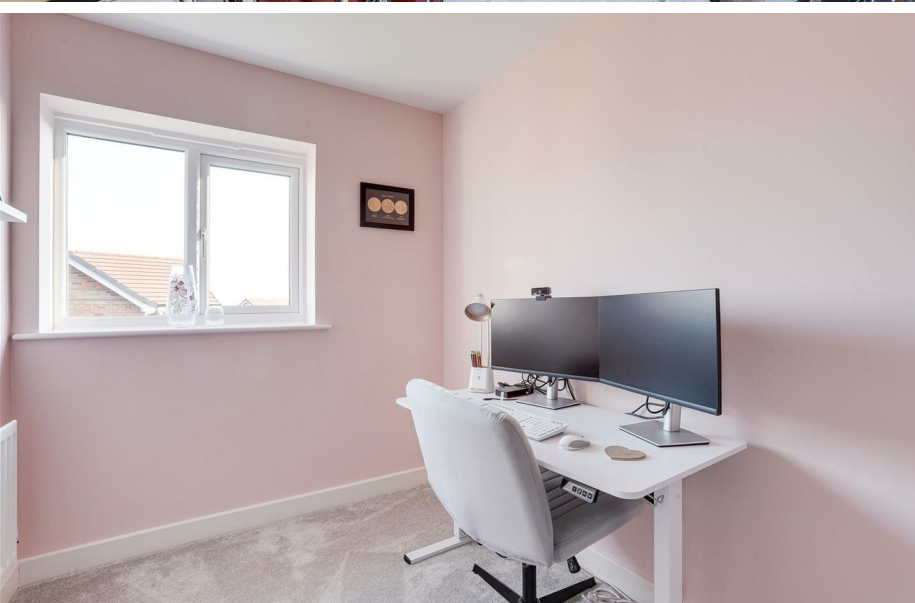
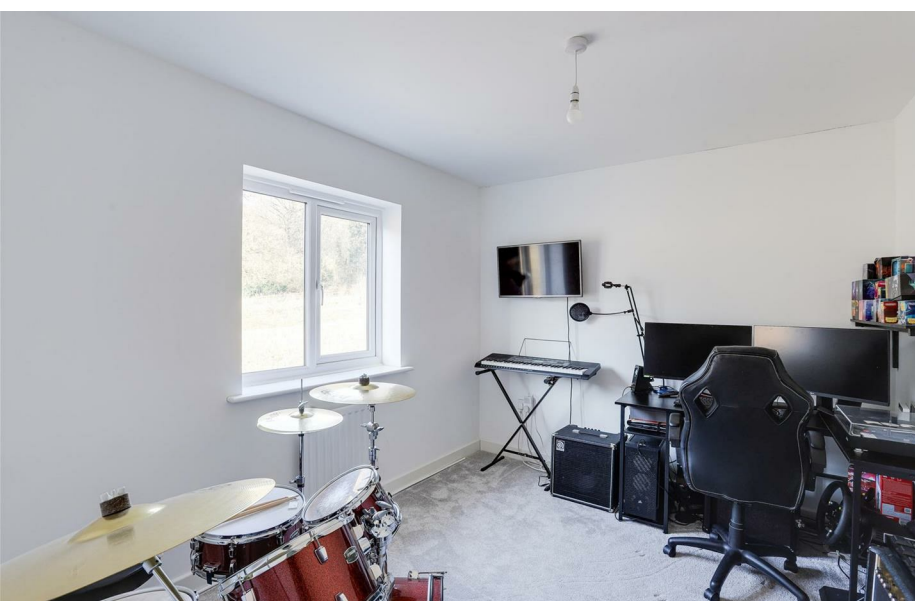
## DETACHED HOUSE...

Situated in a highly sought-after location, this well-presented three-storey detached home offers an ideal balance of space, comfort, and convenience. Just a short distance from an array of local amenities, including shops, schools, and excellent transport links to Nottingham City Centre and surrounding areas, this property is perfect for families and professionals alike and benefits from an electrical vehicle charging point. The ground floor welcomes you with a spacious entrance hall, providing access to a convenient W/C, a versatile office space, and a bright, airy living room with double French doors opening onto the rear garden. The generous kitchen diner is perfect for both everyday meals and entertaining, with an adjoining utility room for added practicality. The first floor boasts four well-proportioned bedrooms, including a second bedroom with an en-suite, alongside a modern three-piece family bathroom. An interconnecting room leads to the second floor, where a large double bedroom enjoys the privacy of its own en-suite. Outside, the front of the property features a neatly planted area, a driveway with access to the garage, and a pathway leading to the rear. The enclosed rear garden offers a peaceful retreat with a lawn, patio area, outdoor tap and power socket, fence-panelled boundary, and gated access, making it a perfect space for relaxing or entertaining. This fantastic home is a must-see for those seeking a blend of modern living and superb accessibility.

## MUST BE VIEWED







- Detached House
- Five Bedrooms
- Living Room
- Office
- Spacious Kitchen/Diner
- Three-Piece Bathroom Suite & Ground floor W/C
- Two En-Suites
- Off-Street Parking & A Electrical Vehicle Charging Point
- Enclosed Rear Garden
- Must Be Viewed











GROUND FLOOR

Entrance Hall

9’5" x 6’2" (2.89m x 1.90m)

The entrance hall has Karndean flooring, carpeted stairs, a wall-mounted alarm keypad, a radiator, and a composite door providing access into the accommodation.

W/C

6’2" x 2’11" (1.89m x 0.89m)

This space has a low level flush W/C, a pedestal wash basin with a tiled splash back, a radiator, and Karndean flooring.

Office

11’1" x 5’10" (3.38m x 1.80m)

The office has a UPVC double glazed window to the front elevation, a radiator, and Karndean flooring.

Living Room

15’8" x 11’1" (4.79m x 3.38m)

The living room has carpeted flooring, a TV point, a radiator, and double French doors opening to the rear garden.

Kitchen/Diner

21’11" max x 9’9" (6.69m max x 2.99m)

Th kitchen diner has a range of fitted base and wall units with Quartz worktops, an under-mounted sink and half with a mixer tap and integrated drainer grooves, an integrated double oven, a gas ring hob and extractor fan, an integrated dishwasher, an integrated fridge freezer, two radiators, recessed spotlights, Karndean flooring, and two UPVC double glazed windows to the front and rear elevation.

Utility Room

8’7" max x 5’10" (2.62m max x 1.79m)

The utility room has fitted base units with Quartz worktops, a stainless steel sink with a mixer tap and drainer, an integrated washing machine, a radiator, an extractor fan, a wall-mounted boiler, Karndean flooring, and a UPVC door opening to the rear garden.

FIRST FLOOR

Landing

9’11" max x 9’5" (3.04m max x 2.89m)

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

Bedroom Two

10’11" max x 10’6" (3.34m max x 3.22m)

The second bedroom has a UPVC double glazed window to the rear elevation, a radiator, fitted wardrobes, carpeted flooring, and access into the en-suite.

En-Suite

6’2" x 4’7" (1.88m x 1.40m)

The en-suite has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a pedestal wash basin, a shower enclosure with a wall-mounted shower fixture, a chrome heated towel rail, recessed spotlights, an extractor fan, floor-to-ceiling tiling, and tiled flooring.

Bedroom Three

10’11" x 9’0" (3.34m x 2.76m)

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

Bedroom Four

9’11" x 9’5" (3.03m x 2.88m)

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

Bedroom Five

11’7" max x 6’9" (3.54m max x 2.06m)

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

Bathroom

6’9" max x 6’2" (2.08m max x 1.88m)

The bathroom has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted shower fixture and shower screen, a chrome heated towel rail, recessed spotlights, floor-to-ceiling tiling, and tiled flooring.

Interconnecting Room

6’6" x 5’7" (2.00m x 1.72m)

The interconnecting room has a UPVC double glazed window to the front elevation, a radiator, carpeted flooring, and access to the second floor accommodation.

SECOND FLOOR

Bedroom One

21’11" max x 12’11" (6.69m max x 3.96m)

The first bedroom has a UPVC double glazed window to the front elevation, two radiators, carpeted flooring, and access into the en-suite.

En-Suite

9’4" max x 10’7" (2.86m max x 3.24m)

The en-suite has a UPVC double glazed obscure windows to the front elevation, a low level flush W/C, a pedestal wash basin, a shower enclosure with a wall-mounted shower fixture, a chrome heated towel rail, recessed spotlights, partially tiled walls, and tiled flooring.

OUTSIDE

Front

To the front of the property is small planted areas, a driveway with access to the garage, and access to the rear garden.

Garage

19’11" x 9’10" (6.09m x 3.00m)

The garage has ample storage, a UPVC door opening to the rear garden, an up-and-over door opening onto the driveway.

Rear

To the rear of the property is an enclosed garden with a patio area, an outside tap, an outside power socket, a lawn, access into the garage, a fence panelled boundary, and gated access.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1800Mbps and Upload Speed 900Mbps

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

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

Service Charge £100,000 per year

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 information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e, passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.

| Energy Efficiency Rating                    |         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---|---------|-----------|---|---------|-----------|
|   | Current | Potential |   | Current | Potential |
| Very energy efficient - lower running costs |         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                 |         | 93        | (92 plus) A   |         |           |
| (81-91) B                                   | 84      |           | (81-91) B   |         |           |
| (69-80) C                                   |         |           | (69-80) C   |         |           |
| (55-68) D                                   |         |           | (55-68) D   |         |           |
| (39-54) E                                   |         |           | (39-54) E   |         |           |
| (21-38) F                                   |         |           | (21-38) F   |         |           |
| (1-20) G                                    |         |           | (1-20) G  |         |           |
| Not energy efficient - higher running costs |         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                             |         |           | England & Wales   |         |           |
| EU Directive 2002/91/EC                     |         |           | EU Directive 2002/91/EC   |         |           |

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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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**[www.holdencopley.co.uk](http://www.holdencopley.co.uk)**

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