

HoldenCopley

PREPARE TO BE MOVED

Josephine Grove, Edwalton, Nottinghamshire NG12 4LL

Guide Price £525,000 - £550,000

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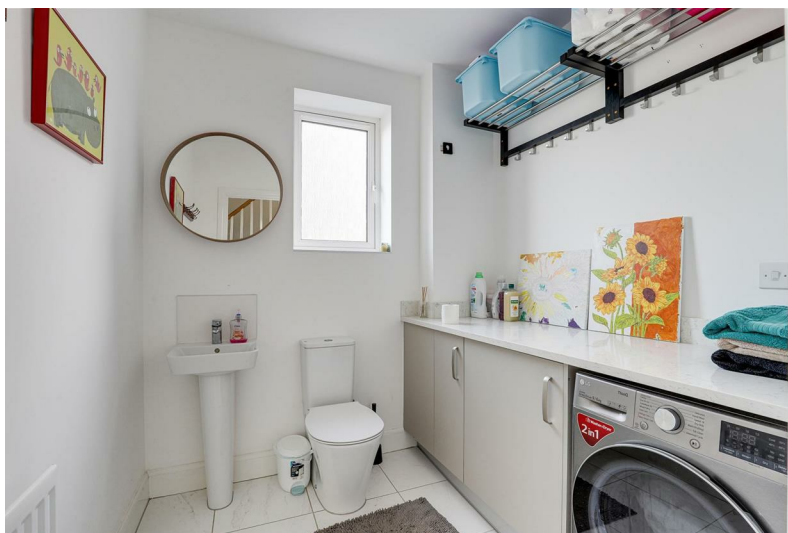


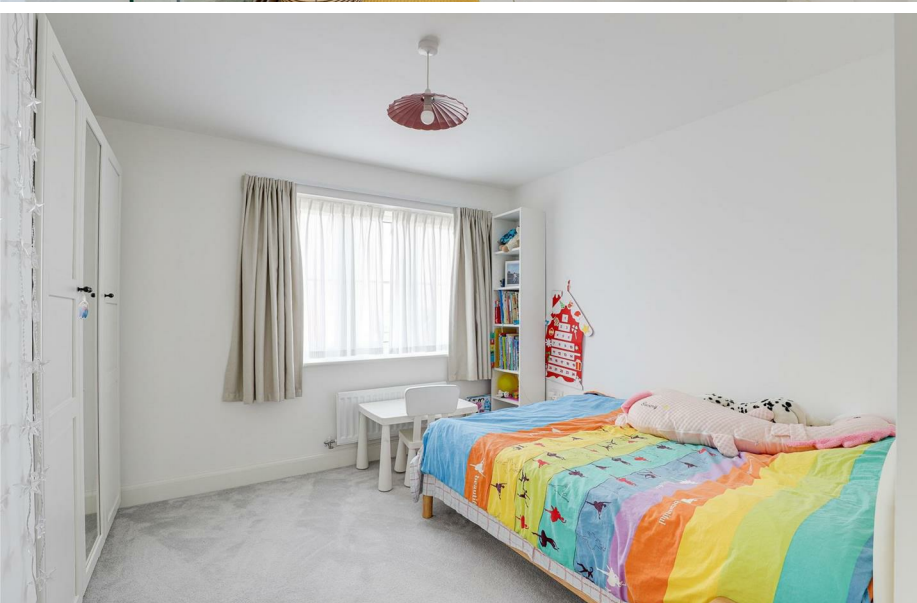
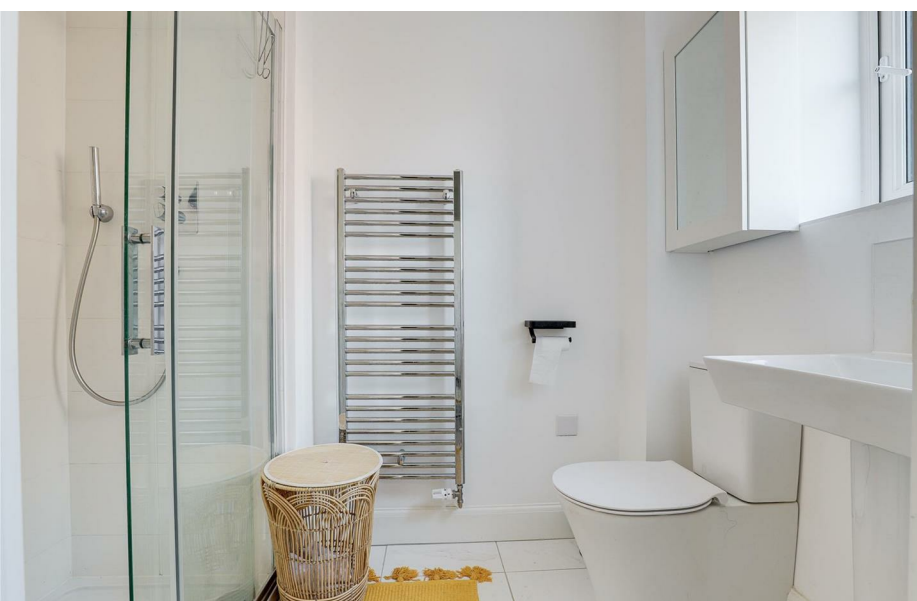
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LOCATION LOCATION LOCATION...

This well-presented four-bedroom detached home offers spacious living, making it a perfect choice for families. Situated in the highly sought-after location of Edwalton, the property benefits from easy access to local amenities, hospitals, countryside walks, excellent transport links, and is within the catchment area for great schools. Upon entering, the welcoming entrance hall leads to a spacious reception room, ideal for relaxation and entertaining. The heart of the home is the modern kitchen diner, designed for family meals, hosting, and culinary needs, featuring bifold doors that open out to the rear garden, seamlessly blending indoor and outdoor living. Additional ground floor features include a convenient utility room with a W/C and a versatile study, perfect for home working. Upstairs, the property boasts four generously sized double bedrooms. The main bedroom is a true retreat, complete with a walk-in closet and a stylish en-suite bathroom, while a modern family bathroom serves the remaining bedrooms. Externally, the home benefits from a driveway providing off-road parking and access to the garage. The enclosed rear garden features a patio seating area and a well-maintained lawn, creating a fantastic space for enjoying the outdoors.

MUST BE VIEWED!





- Detached House
- Four Double Bedrooms
- Spacious Reception Room
- Modern Kitchen Diner
- Utility Room With W/C
- Study
- Stylish En-Suite & Family Bathroom
- Driveway & Garage
- Sought-After Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

7'0" x 15'2" (2.14m x 4.63m)

The entrance hall has laminate wood-effect flooring, carpeted stairs, a radiator, an in-built storage cupboard, a UPVC double-glazed obscure window to the front elevation and a single composite door providing access into the accommodation.

Living Room

11'0" x 17'2" (3.36m x 5.25m)

The living room has carpeted flooring, a radiator, two UPVC double-glazed windows to front and side elevations.

Kitchen Diner

11'9" x 25'4" (3.60m x 7.73m)

The kitchen diner has a range of fitted base and wall units with worktops and a breakfast bar, an undermount stainless steel sink and a half with draining grooves and a swan neck mixer tap, an integrated oven, gas hob, extractor fan & dishwasher, recessed spotlights, two radiators, tiled flooring, two UPVC double-glazed window to the rear and side elevations and bifold doors opening out to the rear garden.

Utility Room

6'9" x 6'6" (2.06m x 1.99m)

The utility room has base units with a worktop, space and plumbing for a washing machine, a radiator, a ground floor W/C, a pedestal wash basin, extractor fan, tiled flooring and a UPVC double-glazed obscure window to the rear elevation.

Study

6'6" x 7'4" (2.00m x 2.24m)

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

FIRST FLOOR

Landing

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

Master Bedroom

14'8" x 13'3" (4.49m x 4.05m)

The main bedroom has carpeted flooring, a radiator, access to the walk-in closet and a UPVC double-glazed window to the front elevation.

Closet

8'0" x 2'9" (2.46m x 0.84m)

The closet has carpeted flooring, sliding door fitted wardrobes and access to the en-suite

En-Suite

4'7" x 7'6" (1.42m x 2.31m)

The en-suite has a low level dual flush W/C, a pedestal wash basin, a shower enclosure with an overhead rainfall shower and a handheld shower head, a heated towel rail, a wall-mounted electric shaving point, tiled flooring, an extractor fan and a UPVC double-glazed obscure window to the side elevation.

Bedroom Two

12'7" x 11'10" (3.85m x 3.61m)

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

Bedroom Three

8'2" x 11'10" (2.49m x 3.61m)

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

Bedroom Four

8'0" x 13'3" (2.46m x 4.05m)

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

Bathroom

6'2" x 6'11" (1.88m x 2.13m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with an overhead rainfall shower, a heated towel rail, waterproof boarding, tiled flooring, 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 providing off-road parking, access to the garage, an EV charging point, gated access to the rear garden and courtesy lighting.

Rear

To the rear is an enclosed garden with a lawn, a paved patio area and fence panelling boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – OFNL, Openreach

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1800Mbps & Highest upload speed at 900Mbps

Phone Signal – Good coverage of Voice, 3G & 4G

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 E

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.

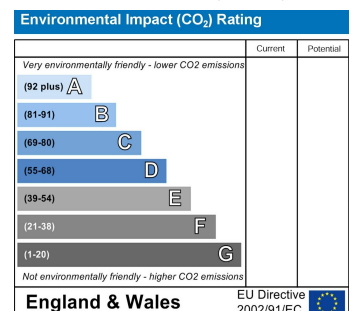
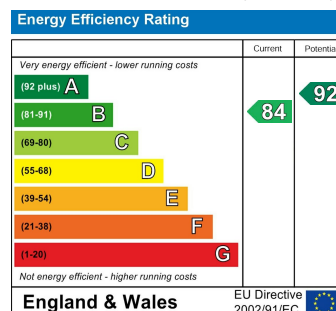
The vendor has advised the following:

Property Tenure is Freehold

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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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