

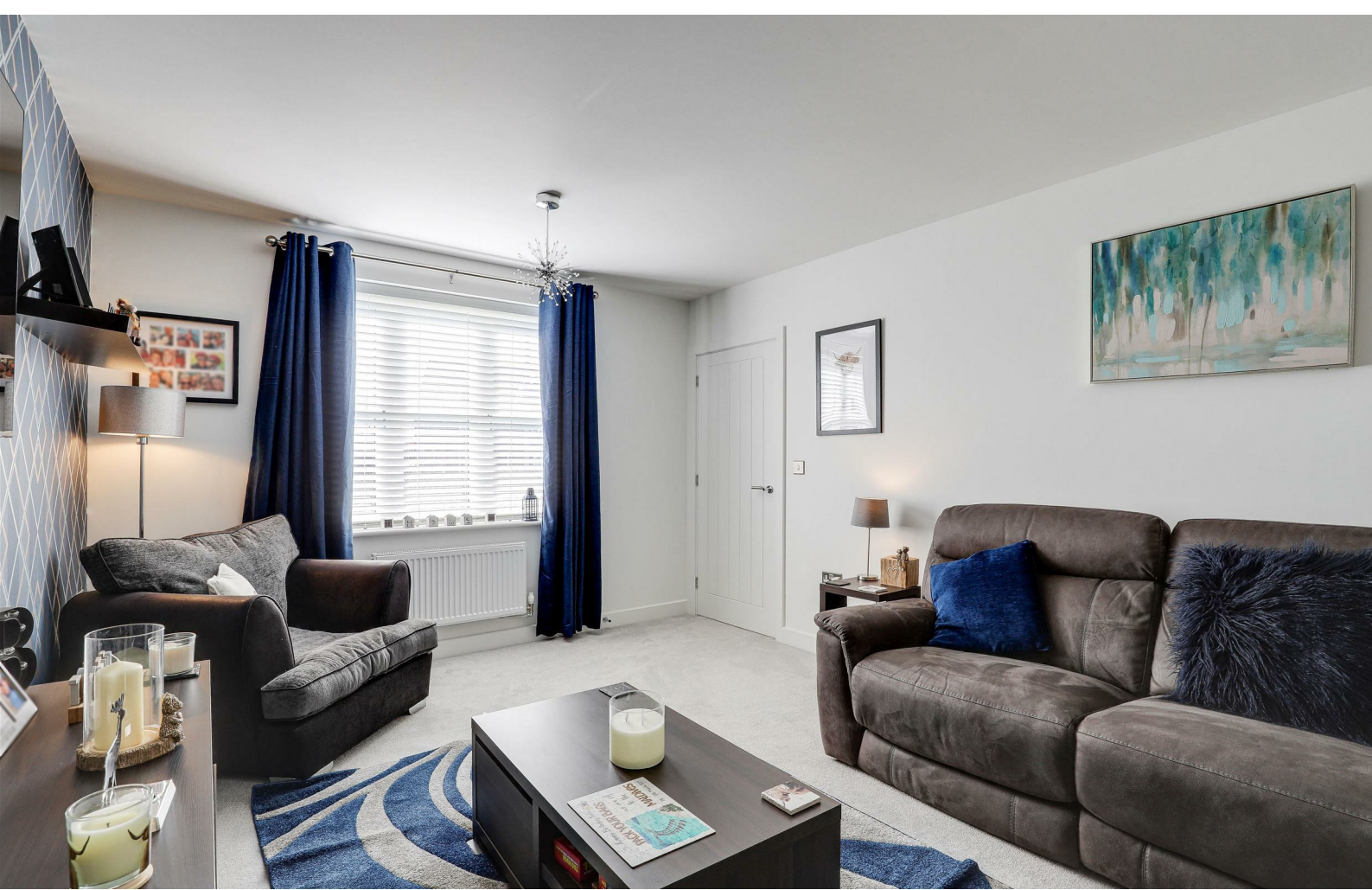
HoldenCopley

PREPARE TO BE MOVED

Rose Way, Edwalton, Nottinghamshire NG12 4JE

Guide Price £500,000

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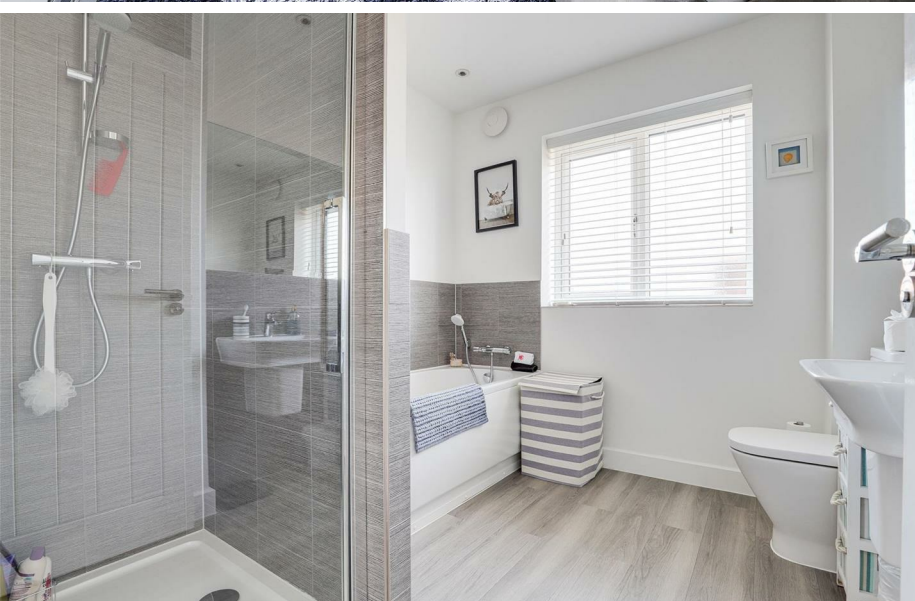
GUIDE PRICE £500,000 TO £550,000.

DETACHED HOUSE...

Welcome to this well-presented detached house, situated within a desirable new development that offers convenient access to local shops, highly regarded schools, and excellent transport links. This home provides a perfect blend of modern living and practicality, making it an ideal choice for families and professionals alike. At the front of the property, a neatly maintained lawn enhances the curb appeal, while a driveway leads to the garage, providing ample off-road parking. A gated side entrance allows access to the rear garden, ensuring both privacy and convenience. Stepping inside, the welcoming hallway provides access to various rooms, including a downstairs W/C, a study, and a spacious living room that offers a comfortable and stylish space for relaxation. The heart of the home is the impressive open-plan kitchen diner, which boasts a central island, modern fittings, and double French doors that open out to the rear garden, allowing for an abundance of natural light and seamless indoor-outdoor living. Ascending to the first floor, there are four generously sized bedrooms, each designed to offer comfort and style. The master bedroom features fitted wardrobes and the added luxury of an en-suite bathroom. The remaining double bedrooms share access to a well-appointed four-piece family bathroom, which includes a bathtub and a separate shower, catering to all household needs. The rear garden is fully enclosed, offering a private and secure outdoor space perfect for entertaining or relaxing. It includes a large Presscete patio area, ideal for outdoor dining, as well as courtesy lighting and an artificial lawn that provides a low-maintenance yet attractive setting. The garden is bordered by fencing, with gated access for additional security and convenience.

MUST BE VIEWED





- Detached House
- Four Bedrooms
- Living Room
- Study
- Spacious Kitchen / Diner
- Four-Piece Bathroom Suite & Ground Floor W/C
- En-Suite To The Master Bedroom
- Garage & Driveway
- South Facing Location
- Must Be Viewed





GROUND FLOOR

Hall

11'7" x 9'11" (3.54m x 3.03m)
The hallway has Kardeen flooring, carpeted stairs, a full height UPVC double glazed obscure window to the front elevation, an under-stairs cupboard, an in-built cupboard, and a composite door providing access into the accommodation

W/C

3'2" x 5'4" (0.99m x 1.65m)
This space has a low level flush W/C, a wall-mounted wash basin with a tiled splash back, a radiator, and wood-effect flooring.

Living Room

11'5" x 17'0" (3.49m x 5.19m)
The living room has a UPVC double glazed window to the front elevation, two radiators, a TV point, Media point , and carpeted flooring.

Study

6'8" x 8'9" (2.05m x 2.68m)
The study has a UPVC double glazed window to the front elevation, a radiator, and carpeted flooring.

Kitchen Diner

14'6" x 25'5" max (4.44m x 7.75m max)
The kitchen diner has a range of fitted base and wall units under unit lighting with Granite worktops and a central island, an under-mounted stainless steel sink and half with a swan neck mixer tap and integrated drainer grooves, an integrated double oven, a ceramic hob and extractor fan, space for a dining table, three radiators, recessed spotlights, Granite splash back, Kardeen flooring, UPVC double glazed windows to the rear elevation, two Velux windows, double French doors opening to the rear garden, and access into the utility room.

Utility Room

The utility room has fitted walls units, a worktop, space and plumbing for a washing machine and tumble dryer, recessed spotlights, and Kardeen flooring.

FIRST FLOOR

Landing

10'11" x 9'0" (3.35m x 2.75m)
The landing has carpeted flooring, a radiator, access into the loft, and access to the first floor accommodation.

Bedroom One

14'3" x 9'10" (4.36m x 3.01m)
The first bedroom has a UPVC double glazed window to the front elevation, a radiator, a TV point, a fitted wardrobe with sliding mirrored doors, carpeted flooring, and access into the en-suite.

En-Suite

5'4" x 7'2" (1.63m x 2.19m)
The en-suite has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a wall-mounted wash basin, a shower enclosure with a wall-mounted shower fixture, a heated towel rail, a shaver socket, recessed spotlights, partially tiled walls, and tiled flooring.

Bedroom Two

8'8" x 12'7" (2.65m x 3.85m)
The second bedroom has a UPVC double glazed window to the front elevation, a radiator, and carpeted flooring.

Bedroom Three

9'1" x 8'11" (2.78m x 2.47m)
The third bedroom has a UPVC double glazed window to the rear elevation, a radiator, and carpeted flooring.

Bedroom Four

9'1" x 6'4" (2.78m x 1.95m)
The fourth bedroom has a UPVC double glazed window to the rear elevation, a radiator, and carpeted flooring.

Bathroom

8'5" x 7'9" (2.57m x 2.37m)
The bathroom has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a wall-mounted wash basin, a panelled bath with a handheld shower fixture a shower enclosure with a wall-mounted shower fixture, a heated towel rail, recessed spotlights, partially tiled walls, and wood-effect flooring.

OUTSIDE

Front

To the front of the property is a lawn, a driveway leading to the garage, and gated access to the rear garden.

Garage

10'4" x 19'4" (3.15m x 5.91m)
The garage has lighting, electrics, ample storage, and an up-and-over door opening out to the driveway.

Rear

To the rear of the property is an enclosed garden with a Presscete patio area, courtesy lighting, an artificial lawn, 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
Phone Signal – Good coverage of Voice, 4G - Some coverage of 3G& 5G
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

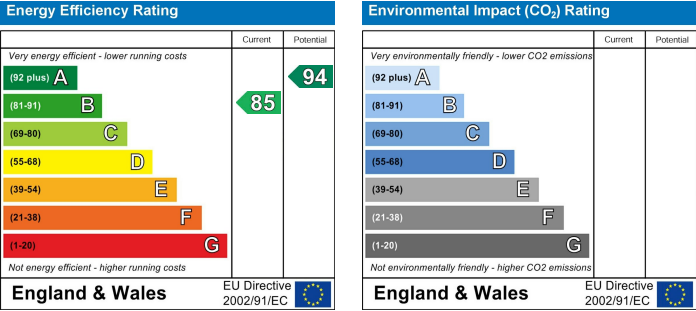
Service Charge Fee £130.68 per year

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.

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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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