

HoldenCopley

PREPARE TO BE MOVED

Hallfields, Edwalton, Nottinghamshire NG12 4AA

£995,000

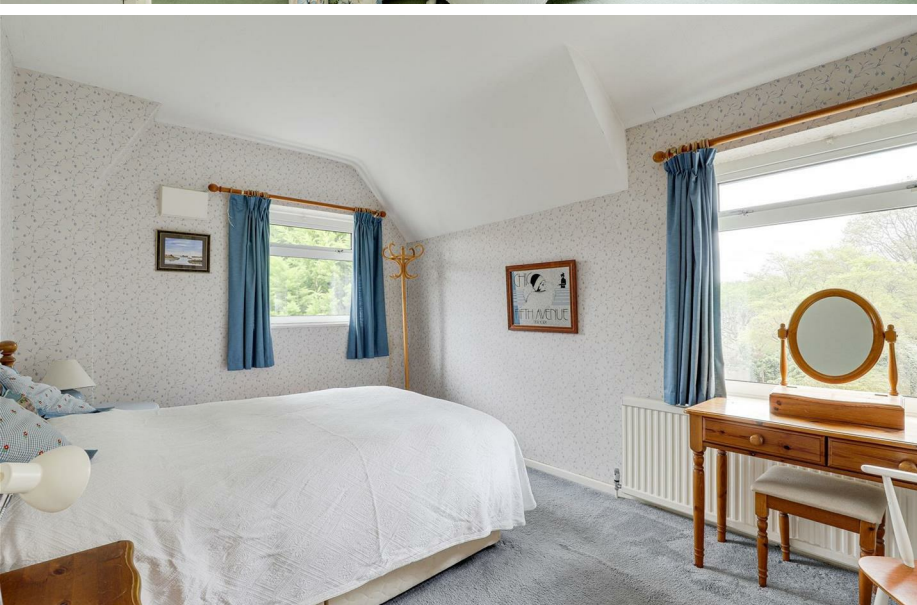
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NO UPWARD CHAIN...

Positioned on an expansive and private plot, this impressive four-bedroom detached residence presents a truly rare opportunity for discerning buyers seeking space, privacy, and the chance to create a forever family home in a sought-after location. This remarkable home is offered to the market with endless potential and boasts a generous internal layout complemented by beautifully established grounds. Stepping inside, you are welcomed by a spacious entrance hall that sets the tone for the rest of the property. The bright and airy living room features patio doors opening onto a conservatory, offering views across the rear garden, perfect for year-round enjoyment. The ground floor also features a versatile study, ideal for home working, along with a fully fitted kitchen and a useful utility room. Two further reception rooms provide exceptional flexibility, whether for formal dining, relaxed family living, or entertaining guests. A well-proportioned double bedroom and a four-piece bathroom suite are also located on the ground floor. Upstairs, the landing offers excellent built-in storage and leads to three further spacious double bedrooms, along with a three-piece family bathroom suite. Externally, this property continues to impress. A private drive-down driveway provides ample off-road parking and leads to both a double garage and an integral garage. The frontage is framed with mature planting and a sense of privacy and exclusivity. To the rear, the grounds are nothing short of exceptional, a substantial, private garden with a patio seating area, an expansive manicured lawn, mature trees, and an array of established plants and shrubs. This idyllic outdoor space is perfectly suited for family life, entertaining, or simply relaxing in peaceful surroundings. Situated in the highly desirable area of Edwalton, this home is perfectly placed close to an array of excellent local amenities, highly regarded schools, and superb transport links.





- Substantial Detached House
- Four Double Bedrooms
- Four Spacious Reception Rooms & Conservatory
- Fitted Kitchen & Utility Room
- Two Separate Bathrooms
- Large Driveway & Triple Garage
- South-Facing Rear Garden
- Generous Private Plot
- No Upward Chain
- Sought-After Location





GROUND FLOOR

Porch

3'6" x 9'7" (1.05m x 2.93m)

The porch has tiled flooring, a single-glazed window to the front elevation and a single door providing access into the accommodation.

Entrance Hall

9'6" x 11'10" (2.91m x 3.61m)

The entrance hall has carpeted flooring, a radiator, an in-built storage cupboard, a single-glazed window to the front elevation and a single door providing access from the porch.

Living Room

11'10" x 22'6" (3.63m x 6.88m)

The living room has carpeted flooring, two heat vents, a UPVC double-glazed window to the side elevation and a sliding patio doors providing access to the conservatory.

Conservatory

13'8" x 11'0" (4.18m x 3.37m)

The conservatory has tiled flooring, a polycarbonate roof, UPVC double-glazed windows surround and double French doors opening out to the rear garden.

Study

14'3" x 10'11" (4.36m x 3.35m)

The study has a tiled-effect flooring, a radiator and a single-glazed window to the front elevation.

Hall

10'5" x 10'0" (3.184m x 3.07m)

The hall has carpeted flooring and stairs, a radiator and an in-built storage cupboard.

Dining Room

9'5" x 16'0" (2.88m x 4.90m)

The dining room has carpeted flooring, two radiators and a UPVC double-glazed window to the rear elevation.

Kitchen

10'5" x 13'0" (3.20m x 3.97m)

The kitchen has a range of fitted base and wall units with worktops, a composite sink and a half with a mixer tap, an integrated double oven, a gas ring hob, an extractor fan, space and plumbing for a dishwasher, partially tiled walls, recessed spotlights, vinyl flooring and a double-glazed window to the side elevation.

Sitting Room

9'4" x 13'10" (2.87m x 4.22m)

The sitting room has wood-effect flooring, a radiator, two in-built storage cupboard and a sliding patio door providing access to the rear garden.

Rear Porch

4'6" x 12'5" (1.38m x 3.81m)

The porch has entrance floor matting flooring, access to the utility room and two single doors providing access to the front and rear of the property.

Utility Room

5'4" x 8'7" (1.64m x 2.63m)

The utility room has fitted base and wall units with a rolled-edge worktop, a stainless steel sink with a mixer tap, space and plumbing for a washing machine, partially tiled walls, a wall-mounted boiler, a low level dual flush W/C and vinyl flooring.

Master Bedroom

9'10" x 15'3" (3.00m x 4.66m)

The main bedroom has carpeted flooring, a radiator, in-built fitted wardrobes and a window to the rear elevation.

Bathroom

6'0" x 9'5" (1.84m x 2.89m)

The bathroom has a concealed low level flush W/C, a vanity storage unit with a wash basin, a shower enclosure with a shower fixture, a heated towel rail, tiled walls, an extractor fan, recessed spotlights, a wall-mounted electric shaving point and tiled flooring.

FIRST FLOOR

Landing

20'2" x 8'0" (6.15m x 2.44m)

The landing has carpeted flooring, a radiator, fitted storage cupboard and a window to the front elevation.

Bedroom Two

12'0" x 16'0" (3.68m x 4.89m)

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

Bedroom Three

9'4" x 13'9" (2.87m x 4.21m)

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

Bedroom Four

13'6" x 9'5" (4.12m x 2.89m)

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

Bathroom

7'4" x 7'4" (2.25m x 2.26m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath, a heated towel rail, partially tiled walls, a wall-mounted electric shaving point, an in-built storage cupboard, vinyl flooring, loft access and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

The property benefits from a drive-down driveway providing off-road parking for ample vehicles, access to the triple garages a variety of plants and shrubs and access to the rear garden.

Garage

9'1" x 18'4" (2.79m x 5.59m)

The garage has courtesy lighting, a single door providing access to the garden and a single roller door.

Double Garage

16'6" x 20'0" (5.05m x 6.12m)

The garage has ample storage space and single door providing access to the garden and two up-and-over doors.

Rear

To the rear of the property lies a substantial garden featuring a paved patio area, an expansive lawn, a variety of mature trees, plants and shrubs, a greenhouse, a wooden shed, and well-established hedge boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1800Mbps & Highest upload speed at 220Mbps

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

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.

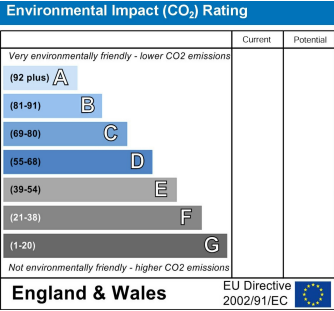
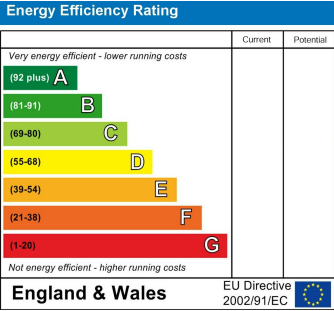
The vendor has advised the following:

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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www.holdencopley.co.uk

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