

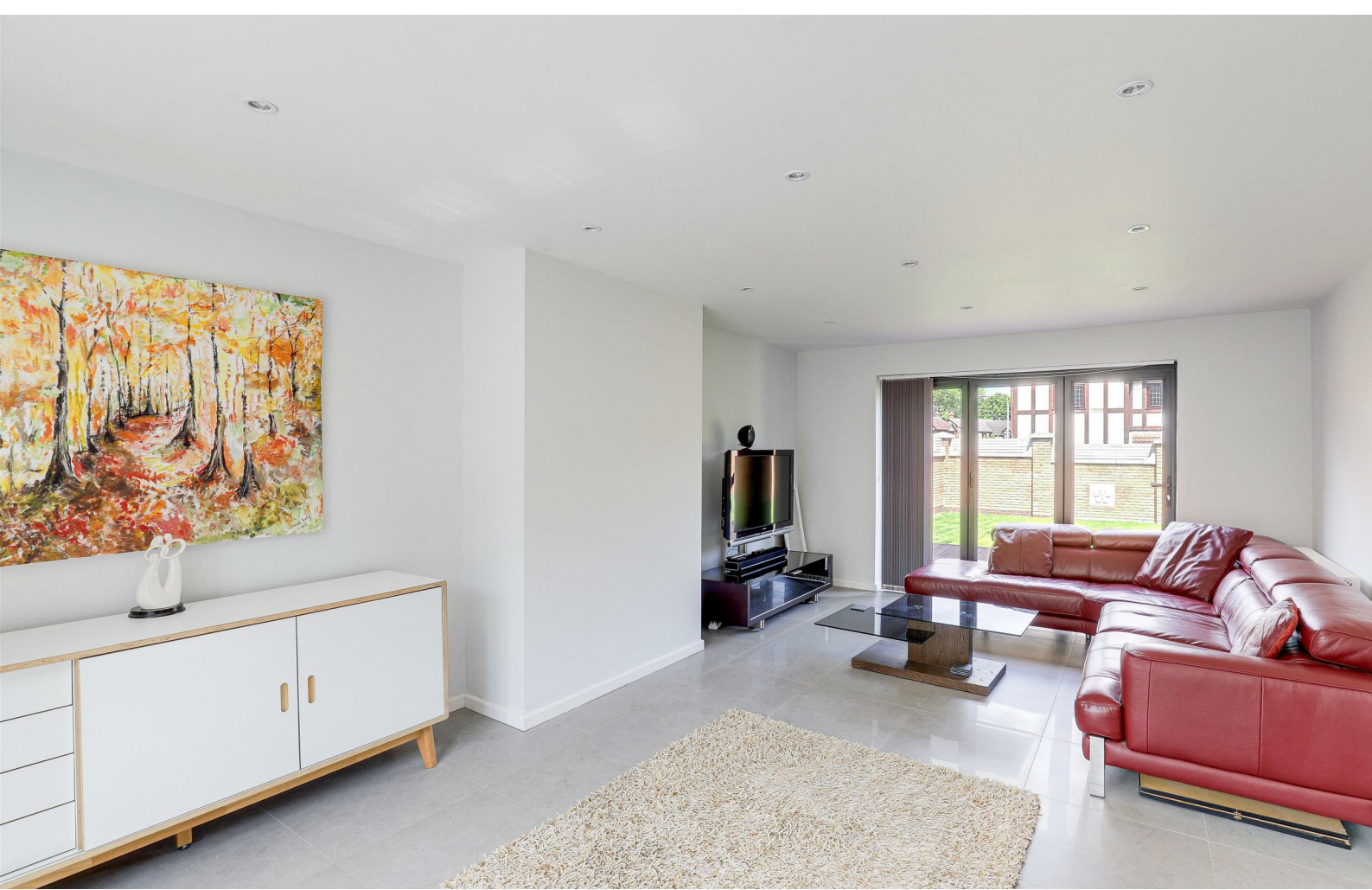
HoldenCopley

PREPARE TO BE MOVED

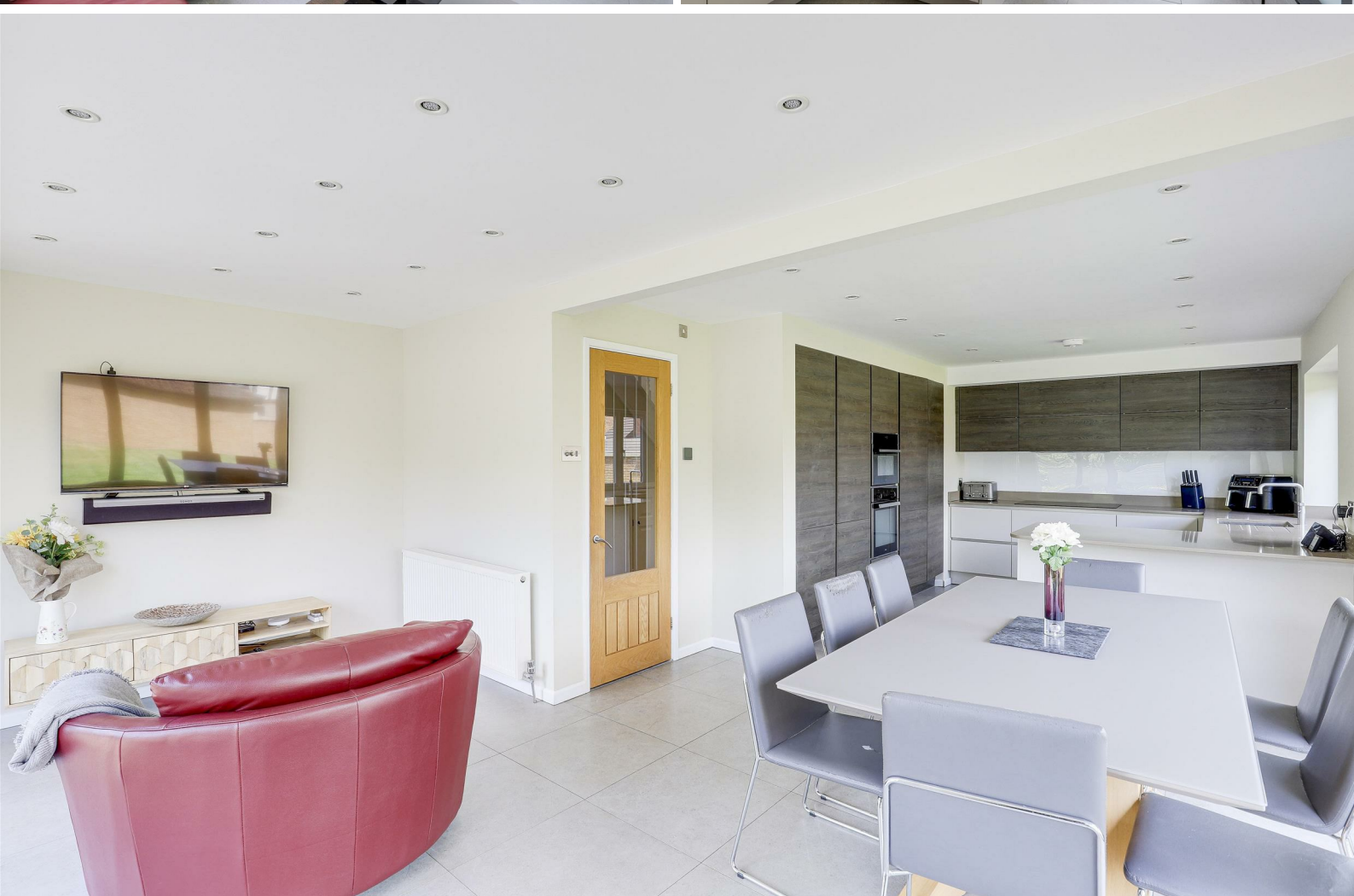
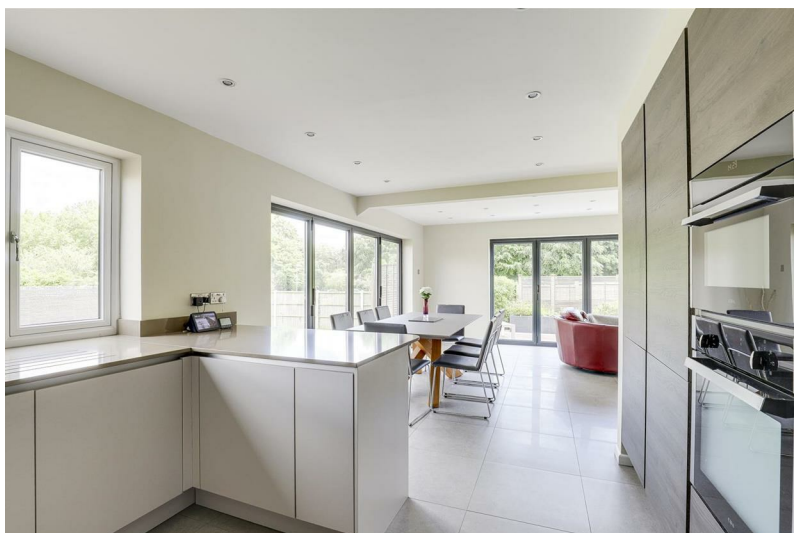
Hallfields, Edwalton, Nottinghamshire NG12 4AA

£850,000

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This beautifully renovated five-bedroom detached home offers high-end finishes and spacious, contemporary living, ideal for the modern family. Located in the highly sought-after area of Edwalton, the property enjoys close proximity to excellent local amenities, highly regarded schools, and transport links, making it a perfect blend of luxury and convenience. Upon entering, you are welcomed into a bright and inviting entrance hall that sets the tone for the quality found throughout, including stylish internal oak doors that add warmth and elegance to the interior. The ground floor boasts a generous reception room, complete with a large front-facing window and bi-fold doors to the rear, creating a light-filled and relaxing living space. At the heart of the home is the stunning open-plan kitchen diner, a stylish and functional hub designed for cooking, family dining, and entertaining. This space is complemented by sleek finishes and features two sets of bi-fold doors that create a seamless flow to the garden. A separate utility room and a ground floor W/C add further practicality. Upstairs, the home offers five well-proportioned bedrooms, ideal for growing families or those needing flexible living space. The main bedroom benefits from its own luxury four-piece en-suite bathroom, while a modern family bathroom serves the remaining bedrooms with equal style and quality. Externally, the property is equally impressive. To the front, a driveway provides ample off-road parking and leads to a double garage, currently utilised as a fully equipped home gym. The south-facing rear garden is a private, landscaped retreat, thoughtfully divided into two areas. The first section offers a stylish patio with solid hardwood decking, a luxurious hot tub, an outdoor shower, and a variety of mature plants and shrubs. The second section features an expansive lawn, an additional decked seating area. Additionally, there is gated access to Edwalton Golf Club.





- Detached House
- Five Well-Proportioned Bedrooms
- Spacious Reception Room
- Open-Plan Modern Kitchen Diner
- Utility Room & Ground Floor W/C
- Stylish En-Suite & Separate Family Bathroom
- Double Garage & Driveway
- Landscaped Rear Garden With Hot Tub And Fireplace
- Sought-After Location
- Must Be Viewed





GROUND FLOOR

Entrance Porch

8'5" x 3'3" (2.57m x 1.00m)

The entrance porch has tiled flooring, UPVC double-glazed obscure windows to the front elevation and a single composite door providing access into the accommodation.

Hallway

17'4" max x 12'4" (5.30m max x 3.77m)

The hallway has tiled flooring with underfloor heating, carpeted stairs, a radiator, recessed spotlights, an in-built storage cupboard, internal access to the garage, an UPVC double-glazed window to the front elevation and a single door providing access from the porch.

Living Room

21'6" x 12'11" (6.57m x 3.94m)

The living room features tiled flooring with the comfort of underfloor heating, two radiators and recessed spotlights. A UPVC double-glazed window to the front elevation and bifold doors at the rear provide a seamless connection to the rear garden.

Open Plan Kitchen Diner

26'8" max x 16'11" (8.13m max x 5.17m)

The kitchen diner is a stylish and contemporary space, featuring a range of sleek base and wall units paired with Corian worktops and a breakfast bar. It boasts an undermount stainless steel sink with draining grooves, along with a Quooker tap. Integrated appliances including an integrated oven, microwave oven, induction hob, dishwasher, and two fridge freezers. The room has recessed spotlights and benefits from a tiled floor with underfloor heating. A UPVC double-glazed window to the rear elevation, along with two sets of bi-fold doors, flood the space with natural light and provide access to the rear garden.

Utility Room

8'9" x 6'6" (2.67m x 1.99m)

The utility room has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a drainer and a mixer tap, space and plumbing for a washing machine, laminate wood-effect flooring, a radiator, recessed spotlights and a UPVC double-glazed window to the side elevation.

W/C

5'4" x 3'11" (1.65m x 1.21m)

This space has a low level dual flush W/C, a pedestal wash basin, a heated towel rail, tiled flooring, and a single-glazed obscure window to the side elevation.

FIRST FLOOR

Landing

18'2" max x 12'3" (5.56m max x 3.75m)

The landing is finished with carpeted flooring and features a radiator and recessed spotlights, an in-built storage cupboard, a UPVC double-glazed window to the front elevation, access to the first-floor accommodation as well as additional access to the loft.

Master Bedroom

16'7" x 16'6" (5.07m x 5.04m)

The main bedroom is finished with carpeted flooring and features a radiator and recessed spotlights, fitted floor-to-ceiling sliding door wardrobes, access to the en-suite and and two UPVC double-glazed windows to the front elevation.

En-Suite

8'9" x 7'3" (2.67m x 2.23m)

The en-suite has a low level dual flush W/C, a vanity storage unit with a wash basin, a walk-in shower with an overhead rainfall shower and a handheld shower head, a double-ended bath with central taps, a vertical radiator, tiled walls and flooring, recessed spotlights, an extractor fan and a Velux window.

Bedroom Two

16'11" x 11'2" (5.17m x 3.42m)

The second bedroom is finished with carpeted flooring, a radiator, ceiling coving, and a UPVC double-glazed window to the rear elevation.

Bedroom Three

12'6" x 11'2" (3.83m x 3.42m)

The third bedroom is finished with carpeted flooring, a radiator, ceiling coving, and a UPVC double-glazed window to the rear elevation.

Bedroom Four

11'2" x 10'0" (3.41m x 3.05m)

The fourth bedroom is finished with carpeted flooring, a radiator, ceiling coving, in-built wardrobes and a UPVC double-glazed window to the rear elevation.

Bedroom Five

11'9" x 7'9" (3.59m x 2.38m)

The fifth bedroom is finished with carpeted flooring, a radiator, ceiling coving, in-built wardrobes and a UPVC double-glazed window to the front elevation.

Family Bathroom

9'4" x 6'3" (2.86m x 1.92m)

The bathroom has a low level dual flush W/C, a vanity storage unit with a wash basin, a shower enclosure with an overhead rainfall shower and a handheld shower head, a

double-ended bath with central taps, a vertical radiator, a wall-mounted electric shaving point, tiled walls and flooring, 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 block-paved driveway providing off-road parking, access to the double garage, an EV charging poing, gated access to the rear garden, a lawn and brick-wall boundaries.

Double Garage/Gym

16'1" x 15'11" (4.91m x 4.87m)

The garage is currently being utilised as a home gym, featuring durable interlocking flooring, courtesy lighting, and a power supply. It offers convenient access to the rear garden via a single UPVC door and is fitted with two electric roller doors.

Rear

To the rear is a private, landscaped south-facing garden, thoughtfully designed and split into two distinct areas. The first section features a paved patio area with solid hardwood decking, a hot tub, a fireplace, a wall-mounted awning, an outdoor shower, and a variety of mature plants and shrubs. It also includes gated access to Edwalton Golf Club. The second section boasts an extensive lawn, an additional seating area with solid hardwood decking, decorative fence panelling and brick-wall 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 & 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 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

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

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.

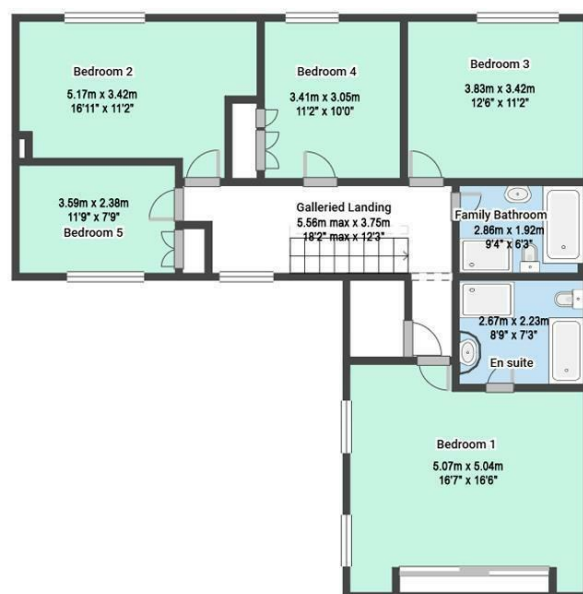
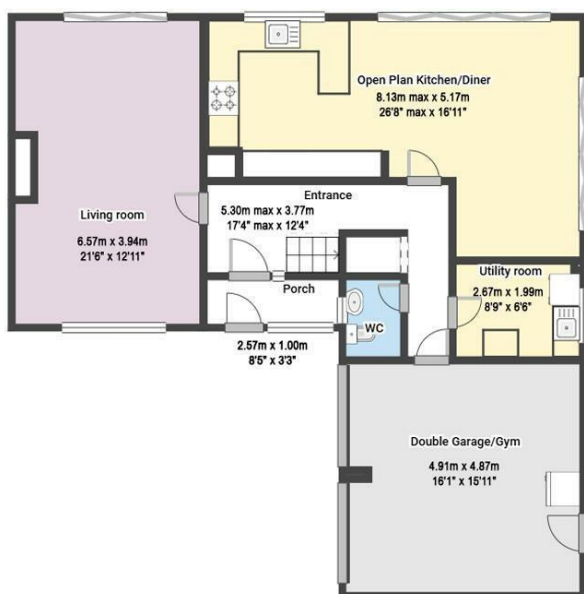
Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
71		82
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

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The approximate internal floor area of the property (excluding the garage) is around 205.35 sqm or 2,210.38 sqft.
Total Area: Approx. 229.26 sqm/ 2,467.76 sqft (for guidance purposes only).

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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