

HoldenCopley

PREPARE TO BE MOVED

Alison Close, Edwalton, Nottinghamshire NG12 4LA

Guide Price £425,000 - £460,000

Alison Close, Edwalton, Nottinghamshire NG12 4LA



GUIDE PRICE £425,000 - £450,000

LOCATION LOCATION LOCATION...

This beautifully presented four-bedroom detached home offers the perfect blend of modern living and a practical family space. Built just three years ago, this property is ideal for any family buyer seeking a stylish home they can move straight into with no hassle. Situated in a highly sought-after location, the property benefits from being within close proximity to a range of excellent local amenities including shops, top-rated schools, and superb transport links – making it a prime spot for families and commuters alike. Internally, the ground floor comprises an entrance hall, a convenient W/C, a spacious reception room perfect for relaxing or entertaining, and a modern shaker-style kitchen-diner featuring a utility room, and French doors opening out to the rear garden – creating a seamless flow of indoor-outdoor living. Upstairs, the first floor hosts four well-proportioned bedrooms, with the master benefitting from an en-suite, a three-piece family bathroom, and access to the loft offering additional storage options. Outside, the property offers a driveway to the side providing off-road parking for two cars and leading to a large detached garage. To the rear is a private, landscaped garden enclosed by tall fencing for added privacy – complete with a paved patio area, a metal pergola with adjustable roof perfect for all-weather entertaining, and a well-maintained lawn, offering a fantastic space for family gatherings or relaxing in the sun. This stunning home ticks all the boxes for modern family living – combining space, style, and an unbeatable location – making it a must-see for buyers ready to move straight in.

MUST BE VIEWED





- Detached Family Home
- Four Bedrooms
- Spacious Reception Room
- Modern Fitted Kitchen-Diner & Utility Room
- Ground Floor W/C
- Three Piece Bathroom Suite & En-Suite
- Driveway & Detached Garage
- Private Landscaped Rear Garden
- Highly Sought After Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

18'7" x 3'6" (5.67m x 1.09m)

The entrance hall has LVT flooring, carpeted stairs, an under the stairs cupboard and a single door providing access into the accommodation.

W/C

6'10" x 2'11" (2.10m x 0.89m)

This space has a low level flush W/C, a wall-mounted wash basin with a tiled splashback, tiled flooring, a radiator and a UPVC double-glazed obscure window to the front elevation.

Living Room

15'7" x 11'3" (4.75m x 3.45m)

The living room has a UPVC double-glazed window to the front elevation, LVT flooring and a radiator.

Kitchen-Diner

14'9" max x 12'3" (4.50m max x 3.74m)

The kitchen-diner has a range of fitted shaker style base and wall units with worktops, an integrated double oven and dishwasher, an induction hob with an extractor hood, a sink and a half with a drainer, space for a fridge-freezer, space for a dining table, LVT flooring, a radiator, recessed spotlights and UPVC double French doors providing access out to the garden.

Utility Room

9'3" x 3'3" (2.82m x 1.00m)

The utility room has fitted shaker style base and wall units with worktops, space and plumbing for a washing machine and tumble dryer, LVT flooring and a radiator.

FIRST FLOOR

Landing

8'11" max x 6'7" (2.73m max x 2.03m)

The landing has a UPVC double-glazed window to the side elevation, carpeted flooring, a built-in cupboard, access into the loft and provides access to the first floor accommodation.

Master Bedroom

13'1" max x 11'3" (3.99m max x 3.43m)

The main bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, a fitted floor to ceiling mirrored wardrobe and access into the en-suite.

En-Suite

7'9" x 4'3" (2.38m x 1.30m)

The en-suite has a low level flush W/C, a wall-mounted wash basin, a fitted shower enclosure with a mains-fed over the head rainfall shower and a hand-held shower, tiled flooring, partially tiled walls, a chrome heated towel rail, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the side elevation.

Bedroom Two

11'7" max x 10'5" (3.55m max x 3.20m)

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

Bedroom Three

11'7" max x 7'7" (3.55m max x 2.33m)

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

Bedroom Four

9'5" x 6'10" (2.88m x 2.10m)

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

Bathroom

6'7" x 5'6" (2.03m x 1.70m)

The bathroom has a low level flush W/C, a wall-mounted wash basin, a fitted panelled bath with a mains-fed shower, a glass shower screen, tiled flooring, partially tiled walls, a heated towel rail, an electric shaving point, recessed spotlights, an extractor and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Outside to the side of the property is a driveway leading to a detached garage and a private landscaped rear garden with a paved patio, a metal pergola, a lawn, courtesy lighting and a single wooden gate.

Garage

16'4" x 8'2" (5.00m x 2.50m)

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Standard - 1800 Mbps (Highest available download speed)

900 Mbps (Highest available upload speed)

Phone Signal – 3G, 4G & 5G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions –

Other Material Issues –

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.

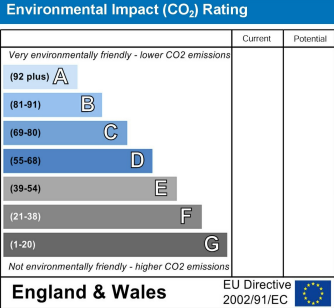
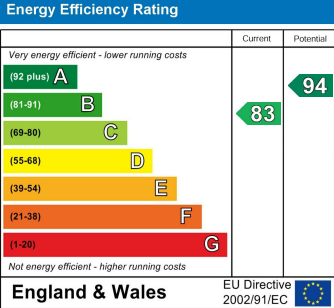
The vendor has advised the following:

Property Tenure is Freehold

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.

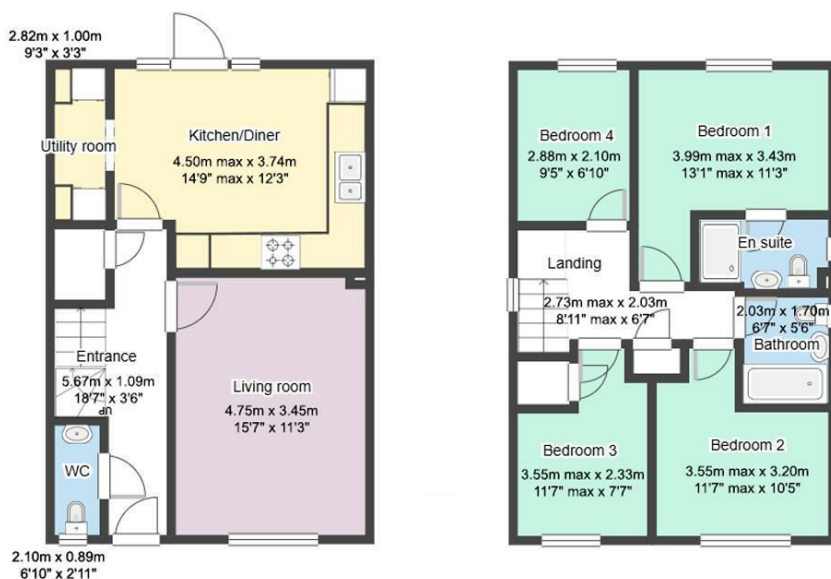
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or 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.



Alison Close, Edwalton, Nottinghamshire NG12 4LA

HoldenCopley
PREPARE TO BE MOVED



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.
© HoldenCopley

01156712555

2 Tudor Square, West Bridgford, Nottingham, NG2 6BT

www.holdencopley.co.uk

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.