

HoldenCopley

PREPARE TO BE MOVED

Hallfields, Edwalton, Nottinghamshire NG12 4AA

Guide Price £650,000 - £675,000

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SOUGHT AFTER LOCATION...

This detached family home is situated on a no through road, just moments from Edwalton Golf Course. It enjoys a prime location with easy access to a range of excellent local amenities, highly regarded schools, and convenient transport links, including the nearby A52, making it ideal for families and commuters alike. The ground floor is well laid out, starting with a porch that leads into a welcoming entrance hall. The main living room is spacious and bright, featuring a fireplace as a focal point and large sliding patio doors that open out to the rear garden, allowing plenty of natural light to fill the room. Adjacent to this is a separate snug, offering a more private sitting area with a square bay window overlooking the garden. The kitchen is fitted with a range of units and has an open-plan feel, flowing directly into the dining room, which provides a great space for family meals and entertaining. There is also access from the kitchen to a separate utility room, adding further practicality to the home. A downstairs W/C completes the ground floor. Upstairs, there are four well-proportioned bedrooms. The master bedroom benefits from fitted wardrobes and has its own en-suite shower room. The remaining bedrooms are served by a modern three-piece family bathroom. Outside, the front of the property is neatly presented with a lawned area and a block-paved driveway offering off-street parking and access to a double garage. A gated side path leads to the rear garden, which is fully enclosed and thoughtfully landscaped. The garden features a combination of paved patio spaces, gravelled sections, and steps leading up to a trellised area. It is home to a variety of well-established plants, shrubs, trees, and bushes, with gravelled pathways creating a sense of structure and calm. The garden is enclosed by fencing.

MUST BE VIEWED





- Detached House
- Four Bedrooms
- Spacious Living Room
- Dining Room & Snug
- Fitted Kitchen & Utility Room
- Three-Piece Bathroom Suite & Ground Floor W/C
- En-Suite To The Master Bedroom
- Two Garages & Driveway
- Enclosed Rear Garden
- Must Be Viewed





GROUND FLOOR

Porch

The porch has tiled flooring, a UPVC double glazed obscure window to the front elevation, and a UPVC door opening out to the front garden.

Entrance Hall

19'10" x 8'9" (6.05m x 2.67m)

The entrance hall has wood-effect flooring, carpeted stairs, coving to the ceiling, a dado rail, an in-built cupboard, a radiator, and a door providing access into the accommodation.

W/C

6'2" x 2'11" (1.90m x 0.91m)

This space has a UPVC double glazed obscure window to the front elevation, a low level flush W/C, a pedestal wash basin with a tiled splashback, a radiator, a dado rail, coving to the ceiling, and wood-effect flooring.

Living Room

21'11" x 12'9" (6.69m x 3.90m)

The living room has a UPVC double glazed window to the front elevation, a radiator, a TV point, a feature fireplace with a decorative surround and marble-effect hearth, coving to the ceiling, wood-effect flooring, and sliding patio doors opening to the rear garden.

Snug

10'10" x 10'2" (3.32m x 3.11m)

The snug has a UPVC double glazed square bay window to the rear elevation, coving to the ceiling, and wood-effect flooring.

Kitchen

14'1" x 7'9" (4.30m x 2.37m)

The kitchen has a range of fitted base and wall units with a worktop, a composite sink and half with a mixer tap and drainer, an integrated half and half oven, an integrated microwave, a ceramic hob and extractor hood, an integrated dishwasher, and integrated fridge, recessed spotlights, coving to the ceiling, a radiator, tied splashback, tiled flooring, a wooden door to the rear elevation, and open access into the dining room.

Dining Room

8'7" x 7'9" (2.64m x 2.38m)

The dining room has tiled flooring, a radiator, coving to the ceiling, a UPVC double glazed window to the rear elevation, and access into the utility room.

Utility Room

7'10" x 5'1" (2.39m x 1.57m)

The utility room has fitted base and wall units with worktops, a stainless steel sink with mixers taps and a drainer, space and plumbing for a washing machine, space for a tumble dryer, space for a freezer, a radiator, coving to the ceiling, and a UPVC door opening to the rear garden.

FIRST FLOOR

Landing

11'5" x 10'5" (3.50m x 3.18m)

The landing has carpeted flooring, a dado rail, coving to the ceiling, an airing cupboard housing the boiler, access into the loft with lighting, and access to the first floor accommodation.

Bedroom One

16'3" x 11'6" (4.97m x 3.53m)

The first bedroom has a UPVC double glazed window to the front elevation, a radiator, coving to the ceiling, fitted wardrobes, carpeted flooring, and access into the en-suite.

En-Suite

7'1" x 5'3" (2.18m x 1.61m)

The en-suite has a UPVC double glazed obscure window to the front elevation, a low level flush W/C, a pedestal wash basin, a bidet, a shower enclosure with a wall-mounted shower fixture, a shaver socket, recessed spotlights, a radiator, coving to the ceiling, partially tiled walls, and vinyl flooring.

Bedroom Two

12'11" x 12'11" (3.96m x 3.95m)

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

Bedroom Three

8'8" x 8'4" (2.65m x 2.55m)

The second bedroom has a UPVC double glazed window to the rear elevation, a radiator, coving to the ceiling, and vinyl flooring

Bedroom Four

9'11" x 8'8" (3.03m x 2.65m)

The fourth bedroom has a UPVC double glazed window to the rear elevation, a radiator, coving to the ceiling, an in-built cupboard, and vinyl flooring.

Bathroom

8'7" x 5'6" (2.63m x 1.69m)

The bathroom has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a pedestal wash basin, a panelled bath with a handheld shower fixture, a radiator, coving to the ceiling, partially tiled walls, and vinyl flooring.

OUTSIDE

Front

To the front of the property is a lawn, a block paved driveway with access to the double garage, and gated access to the rear garden.

Double Garage

17'5" x 16'6" (5.32m x 5.03m)

The garage have lighting, electrics, ample storage, space for a tumble dryer, a door opening to the side elevation, and two electric roller doors opening to the driveway.

Rear

To the rear of the property, there is an enclosed garden featuring patio spaces, gravelled sections, and steps leading up to a trellis. The garden is home to a variety of established plants, shrubs, trees, and bushes, with gravelled pathways throughout. It is bordered by fence panelling.

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 220Mbps

Phone Signal – Some Voice coverage of 3G, 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

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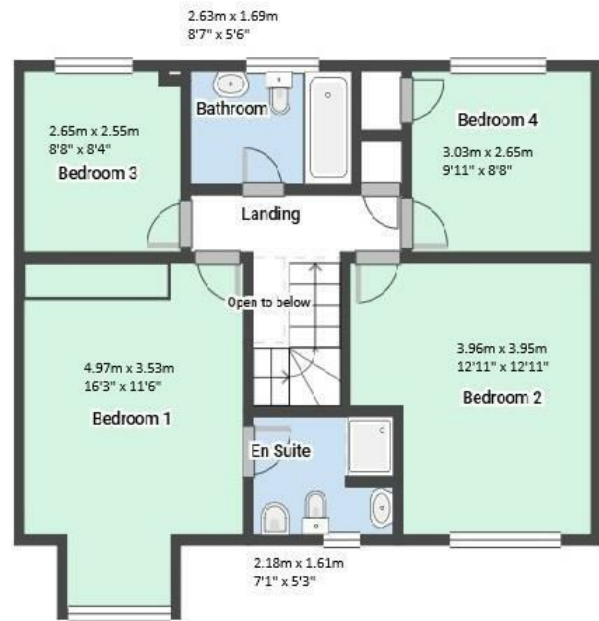
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or 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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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		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
EU Directive 2002/91/EC		
England & Wales		

HoldenCopley
TO BE MOVED



FOR INFORMATIONAL PURPOSES ONLY
Measurements, their sizes and locations are an approximate only.
The seller nor their agent is for identification only. Not to scale.
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01156712555

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

www.holdencopley.co.uk