

HoldenCopley

PREPARE TO BE MOVED

Firs Road, Edwalton, Nottinghamshire NG12 4BY

Guide Price £850,000

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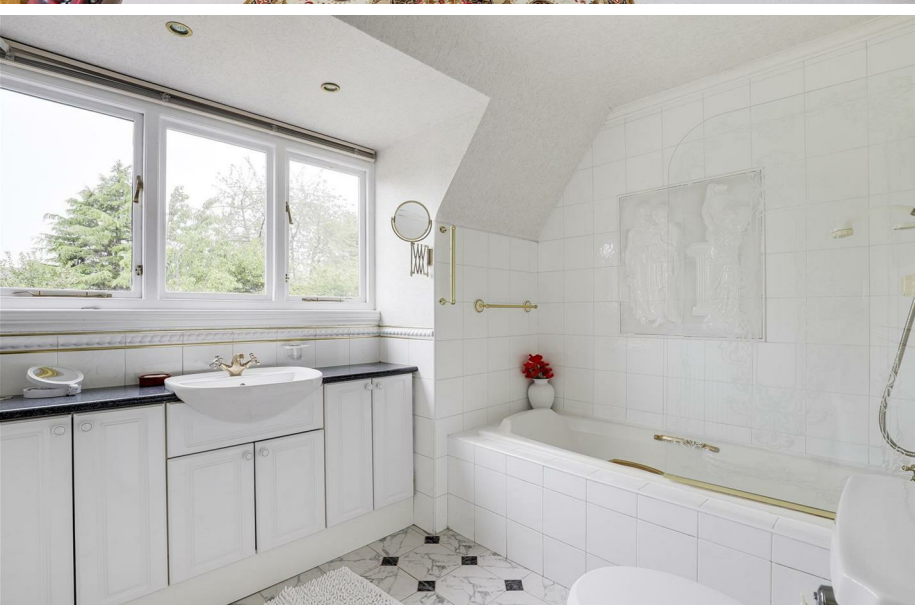
LOCATION, LOCATION, LOCATION...

GUIDE PRICE - £850,000 - £900,000

Situated in the heart of the highly sought-after & prestigious location of Edwalton, this classic three bedroom dormer bungalow is ideal for a family looking to put down roots and settle into their forever home. Situated close to an array of local amenities and falling within a highly regarded school catchment zone, the property is also just a short distance from the vibrant West Bridgford, known for its parks, leisure facilities, shops, cafes, bars, and restaurants. Internally, the ground floor of the bungalow offers a spacious entrance hall providing access into the accommodation, with a spacious living room featuring an exposed brick fireplace creating a cosy focal point, and double French doors leading to the large conservatory. The modern fitted kitchen benefits from ample storage and cooking space for the whole family, with open access to the sitting room which could be utilised as a dining area, creating the casual feel of a kitchen/diner, with double French doors providing access to the conservatory. A lobby leads through to the convenient W/C, a utility room, and provides internal access to the garage. Completing the ground floor is a double bedroom with fitted furniture and an en-suite. Upstairs, the first floor is home to the impressive principle bedroom with a range of fitted furniture, a dressing area, a walk-in wardrobe, and an en-suite. Completing the first floor is the remaining double bedroom. Externally, the front of the property features two driveways either side of the home providing ample off-street parking and access to the garage, gravelled areas, and decorative planting. The rear garden is beautifully maintained, and offers a paved patio seating area, a large lawn, and planted borders with ample greenery - ideal to enjoy the warmer months.

MUST BE VIEWED





- Detached Dormer Bungalow
- Living Room With Feature Fireplace
- Large Conservatory & Sitting Room
- Modern Fitted Kitchen
- Utility Room & Ground Floor W/C
- Ground Floor Double Bedroom & En-Suite
- Principle Bedroom With Dressing Room, Walk-In Wardrobe & En-Suite
- Off-Street Parking & Garage
- Beautiful Garden With Ample Greenery
- Must Be Viewed





GROUND FLOOR

Entrance Hall

9'3" max x 6'10" (2.83m max x 2.09m)

The entrance hall has tiled flooring, two double-glazed windows to the front and side elevations, and a single door providing access into the accommodation.

Hall

15'8" max x 11'1" (4.78m max x 3.38m)

The hall has wood-effect flooring, carpeted stairs, a radiator, and a single door providing access via the entrance hall.

Living Room

21'11" x 12'5" (6.69m x 3.79m)

The living room has wood-effect flooring, a feature exposed brick fireplace with two recessed alcoves featuring double-glazed windows to the side elevation and a tiled hearth, a radiator, a wall-mounted electric heater, a dado rail, coving to the ceiling, a ceiling rose, a double-glazed windows to the front and rear elevations, and double French doors leading into the conservatory.

Conservatory

22'11" max x 11'8" (7.01m max x 3.56m)

The conservatory has tiled flooring, a radiator, double-glazed windows to the side and rear elevations, a partially polycarbonate and partially panelled roof, a single door providing side access, double French doors leading out to the rear garden, and double doors leading into the sitting room.

Sitting Room

10'11" x 10'5" (3.34m x 3.18m)

The sitting room has wood-effect flooring, a dado rail a vertical radiator, coving to the ceiling, a ceiling rose, two double-glazed windows to the rear elevation and open access into the kitchen.

Kitchen

12'5" x 10'5" (3.80m x 3.18m)

The kitchen has a range of fitted shaker-style base and wall units with rolled-edge worktops and an illuminated walkway, a stainless steel sink and a half with a swan neck mixer tap and drainer, an integrated oven with an electric hob and extractor fan, a second integrated oven, an integrated dishwasher, wood-effect flooring, partially tiled walls, a dado rail, recessed spotlights, and a double-glazed window to the rear elevation.

Lobby

10'7" x 3'3" (3.24m x 1.00m)

The lobby has tiled flooring, a radiator, and a single door leading out to the rear garden.

W/C

6'8" x 2'9" (2.05m x 0.86m)

This space has a low level flush W/C, a wall-mounted wash basin, tiled flooring, partially tiled walls, a radiator, and a double-glazed window to the rear elevation.

Utility Room

7'4" x 6'8" (2.26m x 2.05m)

The utility room has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a mixer tap and drainer, space for a washing machine, space for a fridge freezer, tiled flooring, tiled walls, and a double-glazed window to the side elevation.

Bedroom Two

14'11" x 12'5" (4.56m x 3.80m)

The second bedroom has carpeted flooring, fitted wardrobes and overhead cupboards, a radiator, a dado rail, coving to the ceiling, a ceiling rose, a double-glazed window to the front elevation, and access to the en-suite.

En-Suite

7'9" x 4'7" (2.38m x 1.42m)

The en-suite has a concealed low level flush W/C, a vanity-style wash basin, a shower enclosure with a wall-mounted overhead and handheld shower fixture, tiled flooring, waterproof panelled walls, a chrome heated towel rail, and recessed spotlights.

FIRST FLOOR

Landing

13'11" max x 10'11" (4.26m max x 3.35m)

The landing has carpeted flooring, a radiator, eaves storage, a built-in storage cupboard, access to the loft, and provides access to the first floor accommodation.

Dressing Area

12'5" x 6'7" (3.81m x 2.03m)

The dressing area had carpeted flooring, a radiator, and a built-in vanity with drawers.

Walk-In Wardrobe

13'3" x 6'2" (4.05m x 1.89m)

The walk-in wardrobe has carpeted flooring, a radiator, and ample storage space.

En-Suite

9'6" x 7'4" (2.91m x 2.26m)

The en-suite has a low level flush W/C, fitted base units with rolled-edge worktops and a countertop wash basin, a panelled bath with a wall-mounted handheld shower fixture and a glass shower screen, tiled flooring, partially tiled walls, a radiator, coving to the ceiling, recessed spotlights, and a double-glazed window to the rear elevation.

Principle Bedroom

15'6" x 10'5" (4.73m x 3.18m)

The principle bedroom has carpeted flooring, a radiator, a range of fitted furniture including chests of drawers and shelves, and two double-glazed windows to the front and rear elevations.

Bedroom Three

16'2" max x 12'6" (4.93m max x 3.82m)

The third bedroom has carpeted flooring, a radiator, and two double-glazed windows to the front and rear elevations.

OUTSIDE

Front

To the front of the property are two driveways providing ample off-street parking and access to the garage, gravelled areas, decorative bushes and a monkey puzzle tree, gated access to the rear, and fence panelled boundaries.

Garage

19'1" x 10'6" (5.83m x 3.21m)

The garage has tiled flooring, a up and over door, a double-glazed window to the side elevation, lighting, plumbing, and electricity.

Rear

To the rear of the property is a paved patio seating area, a lawn, planted borders, and fence panelled boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)

Phone Signal – Most 4G and some 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – Restrictive Covenants

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Rushcliffe Borough Council - Band F

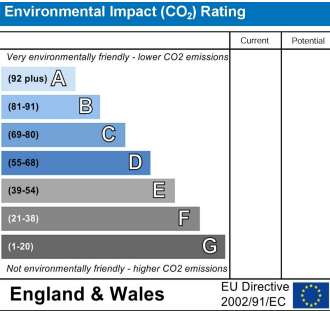
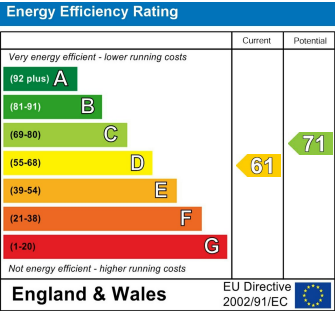
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The vendor has advised the following:
Property Tenure is freehold.

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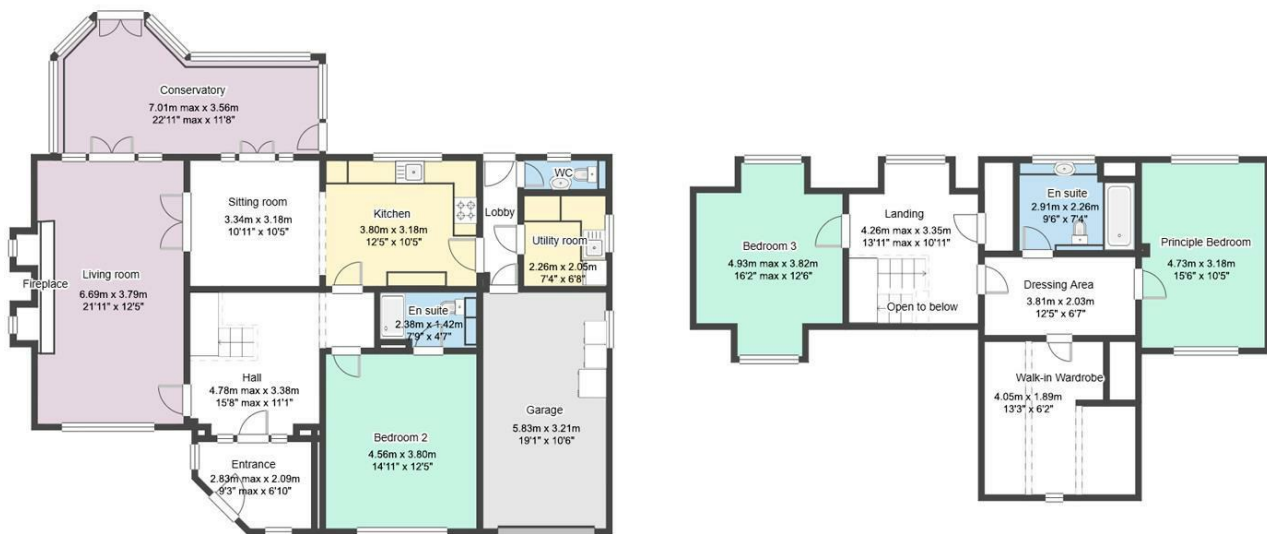
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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