

HoldenCopley

PREPARE TO BE MOVED

Fairburn Crescent, Nottingham, NG12 4HP

£550,000

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SOUGHT AFTER LOCATION...

Welcome to this exceptional four-bedroom detached modern home, a striking blend of contemporary design, practicality, and comfort. Located in the highly sought-after area of Edwalton, the property enjoys close proximity to a variety of amenities including shops, schools, and restaurants, while benefiting from the added appeal of open green space directly opposite the house. Upon entering, you are greeted by a spacious entrance hall that leads into the inviting living room, featuring a charming bay-fronted window that floods the space with natural light. French doors open seamlessly from the living room into the stylish fitted kitchen-diner, which is equipped with a comprehensive range of integrated appliances and provides direct access to the rear garden, ideal for entertaining or family life. The entrance hall also offers access to a practical utility room and a dedicated study, perfect for working from home. The first floor comprises four generously sized bedrooms, with the master bedroom benefiting from its own en-suite bathroom. Additionally, a modern three-piece family bathroom serves the remaining bedrooms. Externally, the property boasts a well-maintained front garden with a lawn, established planting, and a driveway with an electric vehicle charging point, leading to a detached garage. Gated access provides entry to the rear garden, which is fully enclosed and features courtesy lighting, a patio area, a lawn, and a variety of mature plants and shrubs, all bordered by fencing and gated access for privacy and security.

MUST BE VIEWED





- Detached House
- Four Bedrooms
- Living Room
- Study
- Fitted Kitchen & Utility Room
- Three-Piece Bathroom Suite
- En-Suite To The Master Bedroom
- Garage & Driveway With An Electrical Vehicle Charging Point
- Enclosed Rear Garden
- Must Be Viewed





GROUND FLOOR

Entrance Hall

14'10" x 6'3" (4.54m x 1.92m)

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

Living Room

12'8" x 18'0" (3.87m x 5.51m)

The living room has s UPVC double glazed bay window to the front elevation, a TV point, a radiator, and wood-effect flooring.

Kitchen Diner

10'7" x 26'6" (3.23m x 8.09m)

The kitchen diner has a range of fitted base and wall units with worktops, a stainless steel sink and half with a mixer tap and drainer, an integrated double oven, a gas ring hob and extractor hood, an integrated dishwasher, an integrated fridge freezer, space for a dining table, two radiators, recessed spotlights, wood-effect flooring, UPVC double glazed windows to the rear elevation, and double French doors opening to the rear garden.

Utility Room

6'10" x 5'4" (2.09m x 1.64m)

The utility room has a range of fitted base and wall units with a work top, a counter top wash basin, a low level flush W/C, a radiator, space for a tumble dryer, and wood-effect flooring.

Study

6'11" x 8'8" (2.12m x 2.66m)

The study has a UPVC double glazed window to the front elevation, and wood-effect flooring.

FIRST FLOOR

Landing

6'2" x 10'9" (1.89m x 3.29m)

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

Bedroom One

12'4" x 12'8" (3.77m x 3.88m)

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

En-Suite

6'4" x 5'4" (1.95m x 1.65m)

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 shower enclosure with a wall-mounted shower fixture, a chrome heated towel rail, recessed spotlights, floor-to-ceiling tiling, and wood-effect flooring.

Bedroom Two

13'10" x 10'1" (4.22m x 3.08m)

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

Bedroom Three

9'0" x 10'9" (2.75m x 3.29m)

The third bedroom has a UPVC double glazed window to the rear elevation, a radiator, fitted wardrobes with sliding doors, and carpeted flooring.

Bedroom Four

11'4" x 10'2" (3.47m x 3.11m)

The fourth bedroom has a UPVC double glazed window to the rear elevation, a radiator, fitted wardrobes with sliding doors, and carpeted flooring.

Bathroom

6'2" x 6'8" (1.89m x 2.05m)

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 wall-mounted shower fixture and shower screen, a radiator, floor-to-ceiling tiling, and wood-effect flooring.

OUTSIDE

Front

To the front of the property is lawn, planted areas with established bushes and plants, a driveway with an electric vehicle charging point, access into the detached garage, and gated access to the rear garden.

Garage

The garage has ample storage, and an up-and-over door opening out to the driveway.

Rear

To the rear of the property is an enclosed garden with courtesy lighting, a patio area, a lawn, various established plants and bushes, a fence panelled boundary, and gates access.

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

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 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:

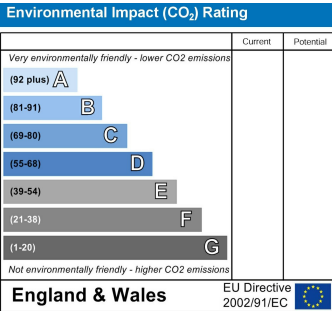
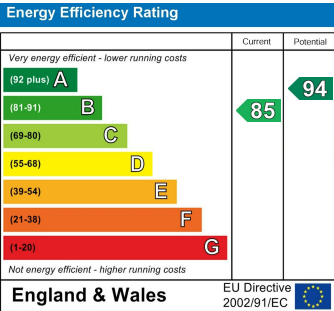
Property Tenure is Freehold

Annual Service Charge £130.68

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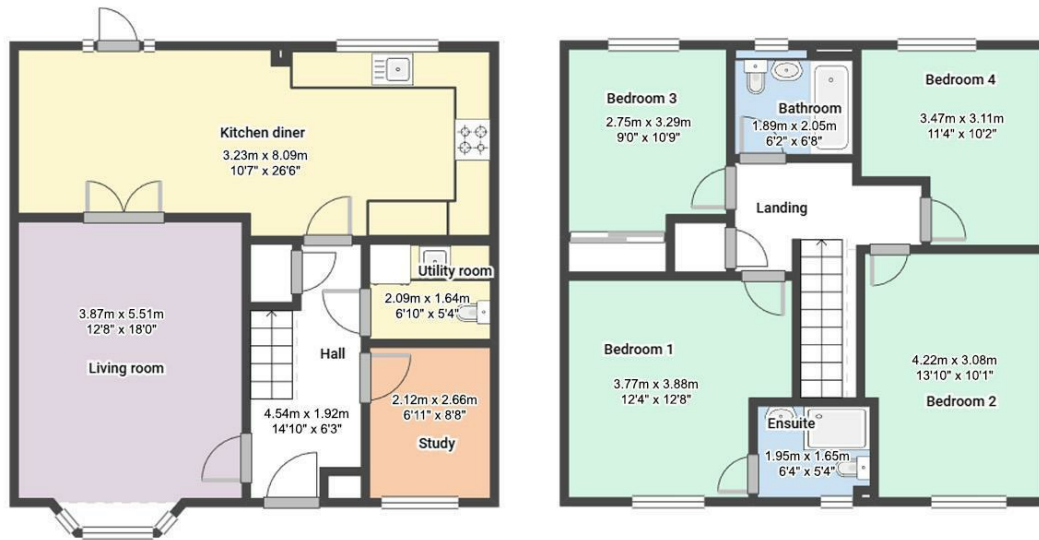
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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

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