

HoldenCopley

PREPARE TO BE MOVED

Village Street, Edwalton, Nottinghamshire NG12 4AE

Guide Price £450,000

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GUIDE PRICE £450,000 - £500,000

NO UPWARD CHAIN...

Welcome to this four-bedroom detached house, boasting a prime location and presenting a rare opportunity with no upward chain. As you step into the welcoming entrance hall, you'll be greeted by the spacious living room, perfect for family gatherings, a separate dining room for formal entertaining, a well-appointed kitchen ready for culinary adventures and a convenient W/C. Ascending to the first floor, discover four generously sized bedrooms, providing ample space for rest and relaxation. The three-piece bathroom suite caters to the needs of the household, while the master bedroom enjoys the luxury of its own en-suite, ensuring privacy and comfort. Externally, the property delights with its practical features and charming touches. A driveway, garage and carport provide ample parking options, while a workshop with an additional W/C offers versatility for hobbies or storage needs. The private enclosed garden, complete with a feature pond, offers a tranquil retreat perfect for enjoying outdoor moments. Located in the charming village of Edwalton offering residents a blend of tranquillity and convenience. There is easy access to a range of services and retail experiences as well as attractive residential neighbourhoods, excellent school catchments and various local amenities. This property presents a blank canvas for buyers to infuse their personal style and create their dream home. With its desirable features and convenient location, this is an opportunity not to be missed in the bustling real estate market.

MUST BE VIEWED





- Detached House
- Four Bedrooms
- Two Spacious Reception Rooms
- Ground Floor W/C
- Three-Piece Bathroom Suite & En-Suite To The Master Bedroom
- Driveway, Garage & Car Port
- Workshop & W/C
- Private Enclosed Garden With A Feature Pond
- Sought After Location
- Must Be Viewed





GROUND FLOOR

Hallway

14'6" x 6'3" (4.44 x 1.92)

The hallway has an under-stair storage cupboard, a radiator and a single composite door providing access into the accommodation

Living Room

19'10" x 11'11" (6.05 x 3.64)

The living room has a radiator, coving to the ceiling, two UPVC double glazed windows to the rear elevation and a UPVC glass sliding door providing access to the rear garden

Dining Room

11'10" x 10'10" (3.62 x 3.31)

The dining room has a radiator, wall-mounted light fixtures and two UPVC double glazed windows to the front and side elevation

Kitchen

11'9" x 8'6" (3.60 x 2.61)

The kitchen has a range of fitted base and wall units with worktops, an undermount sink with drainer grooves and a swan neck mixer tap, space for a Rangemaster cooker, an extractor hood, space for a fridge freezer, an integrated dishwasher, recessed spotlights, two UPVC double glazed windows to the front and side elevations and a single UPVC door providing access to the car port

W/C

6'3" x 5'5" (1.92 x 1.66)

This space has a low-level dual flush W/C, a vanity-style wash basin, a fitted storage cupboard, a chrome heated towel rail and a UPVC double glazed obscure window to the side elevation

FIRST FLOOR

Landing

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

Master Bedroom

15'1" x 9'7" (4.61 x 2.93)

The master bedroom has a range of fitted wardrobes, storage cupboards and drawer units, a radiator, access to the en-suite and a UPVC double glazed window to the front elevation

En-Suite

6'1" x 3'8" (1.86 x 1.12)

The en-suite has a vanity-style wash basin with a stainless steel mixer tap, a fitted shower enclosure with a wall-mounted shower fixture, tiled walls and recessed spotlights

Bedroom Two

11'11" x 10'3" (3.64 x 3.13)

The second bedroom has an in-built wardrobe, a radiator, a vanity-style wash basin and a UPVC double glazed window to the rear elevation

Bedroom Three

11'10" x 7'8" (3.61 x 2.36)

The third bedroom has two in-built storage cupboards, a radiator and a UPVC double glazed window to the front elevation

Bedroom Four

8'8" x 8'6" (2.65 x 2.61)

The fourth bedroom has an in-built storage cupboard, a radiator and a UPVC double glazed window to the rear elevation

Bathroom

7'1" x 5'5" (2.17 x 1.67)

The bathroom has a low-level dual flush W/C, a vanity-style wash basin with a stainless steel mixer tap, a panelled bath with a hand-held shower fixture, a shower screen, a chrome heated towel rail, tiled walls and a UPVC double glazed obscure window to the side elevation

OUTSIDE

Front

To the front of the property is a block paved driveway with access to the garage and car port providing ample off-road parking, a range of plants and shrubs and side access to the rear garden

Garage

17'10" x 7'7" (5.45 x 2.33)

The garage has lighting, multiple power points, a window to the front elevation, a single door to the side elevation and a roller shutter door to the front elevation providing access

Car Port

18'2" x 8'11" (5.54 x 2.72)

The car port has lighting and a roller shutter door

Workshop

16'0" x 10'1" (4.88 x 3.08)

The workshop has lighting, multiple power points, an in-built storage cupboard, two windows and a single door providing access

W/C

4'11" x 4'6" (1.50 x 1.38)

This space has a low-level flush W/C, a pedestal wash basin, tiled walls and a window

Rear

To the rear of the property is a private enclosed garden with a stone paved patio area, a range of plants and shrubs, a feature pond, a shed, brick borders and panelled fencing

ADDITIONAL INFORMATION

Council Tax: £293.

The property is connected to the mains water supply. Water Rates: £36.51.

The property is connected to the mains gas supply. Gas £120.

The property is connected to the mains electricity supply. £80.

The property does not have a septic tank.

The property isn't in a high-risk flood area.

The property has not flooded in the past 5 years.

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:

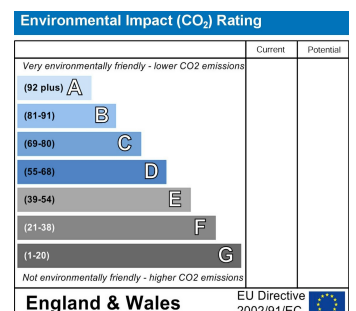
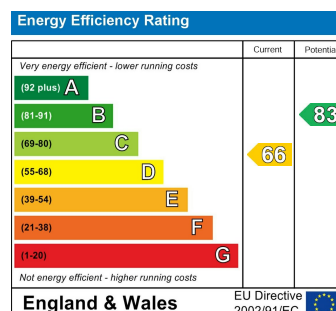
Property Tenure is Freehold

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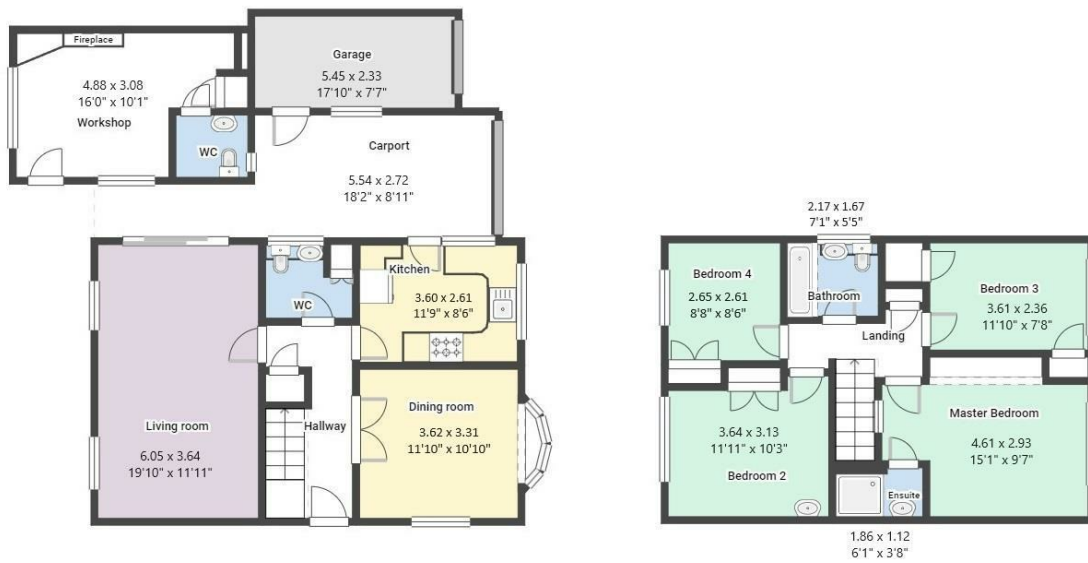
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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