

HoldenCopley

PREPARE TO BE MOVED

Patriot Lane, Edwalton, Nottinghamshire NG12 4JW

Guide Price £375,000 - £385,000

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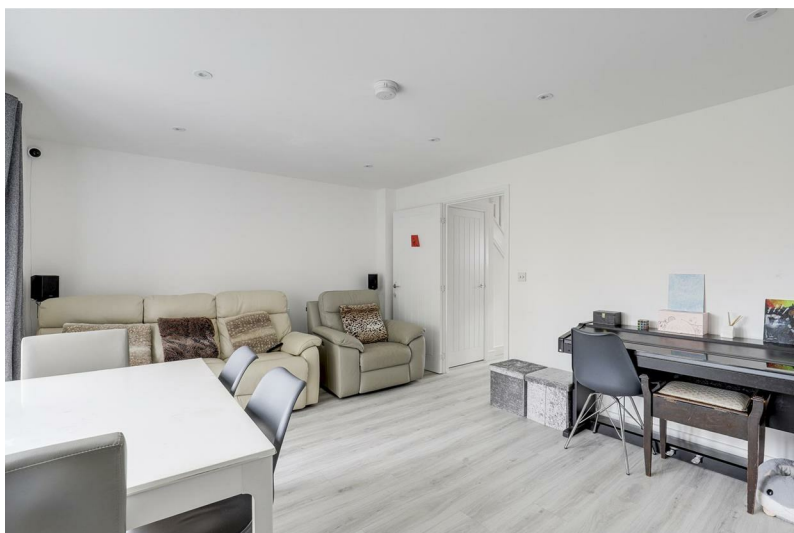


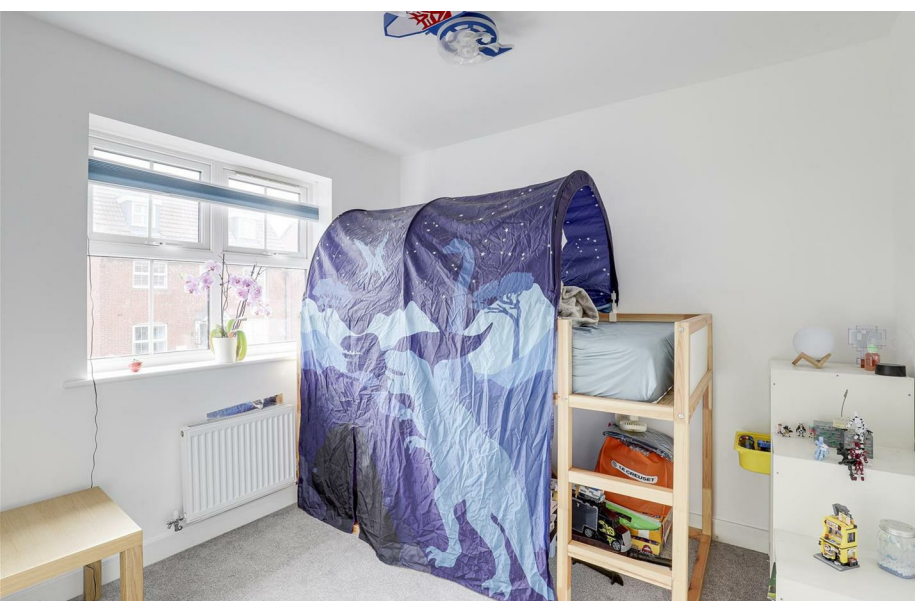
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BEAUTIFULLY PRESENTED THROUGHOUT...

This modern three-bedroom semi-detached house, constructed in recent years, offers spacious and versatile accommodation set across three floors. Beautifully presented throughout, it would make an ideal purchase for a variety of buyers, including professionals, growing families, or anyone seeking a move-in-ready home. Situated in a quiet residential area of Edwalton, the property enjoys the best of both worlds — a peaceful community setting with easy access to a wealth of local amenities. Edwalton is highly regarded for its excellent schools, nearby parks, and convenient transport links into Nottingham City Centre, making it a particularly desirable location for families and commuters alike. The ground floor comprises an inviting entrance hall, a contemporary fitted kitchen complete with a range of integrated appliances, a convenient WC, and a spacious living room with double French doors opening out to the rear garden — perfect for entertaining or relaxing on warmer days. Upstairs, the first floor hosts two well-proportioned bedrooms serviced by a three-piece bathroom suite, while the top floor is dedicated to a generous master bedroom benefiting from a modern en-suite. Outside, the property boasts a driveway providing off-street parking for two vehicles to the front, and to the rear, a private enclosed garden offering the ideal space for outdoor enjoyment.

MUST BE VIEWED





- Semi-Detached Town House
- Three Bedrooms
- Modern Fitted Kitchen With Integrated Appliances
- Spacious Living Room
- Ground Floor WC
- Three-Piece Bathroom Suite & En-Suite
- Driveway For Two Cars
- Private Enclosed Garden
- Sought-After Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

14'9" x 6'11" (4.52m x 2.12m)

The entrance hall features a recessed entry mat, wood-effect flooring, carpeted stairs, a radiator, two built-in storage cupboards, recessed spotlights, wall-mounted coat hooks, and a composite front door providing access into the accommodation.

Kitchen

11'1" x 8'4" (3.40m x 2.56m)

The kitchen features a range of fitted handleless gloss base and wall units with worktops, a stainless steel sink and a half with a swan-neck mixer tap and drainer, an integrated double oven, electric hob with extractor hood, integrated fridge freezer, dishwasher, and washing machine. There is also plinth lighting, wood-effect flooring, recessed spotlights, and a UPVC double-glazed window to the front elevation.

WC

6'0" x 3'4" (1.85m x 1.02m)

This space has a low level dual flush WC, a pedestal wash basin, wood-effect flooring, partially tiled walls, a radiator, an extractor fan, and a singular recessed spotlight.

Living Room

15'7" x 12'1" (4.76m x 3.69m)

The living room features wood-effect flooring, a TV point, a radiator, recessed spotlights, full-height UPVC double-glazed windows to the rear elevation, and double French doors opening out to the garden.

FIRST FLOOR

Landing

11'5" x 6'11" (3.49m x 2.12m)

The landing has carpeted flooring, a radiator, recessed spotlights, and provides access to the first floor accommodation.

Bedroom Two

13'7" x 11'0" (4.16m x 3.36m)

The second bedroom has two UPVC double-glazed windows to the rear elevation, carpeted flooring, a radiator, recessed spotlights, and fitted sliding door wardrobes.

Bathroom

8'3" x 6'1" (2.52m x 1.86m)

The bathroom has a low level dual flush WC, a pedestal wash basin, a panelled bath with a mains-fed shower and a shower screen, wood-effect flooring, fully tiled walls, a chrome heated towel rail, recessed spotlights, and an extractor fan.

Bedroom Three

9'4" x 8'4" (2.86m x 2.56m)

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

Stairs

6'10" x 4'1" (2.09m x 1.25m)

This space has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, and provides access to the first bedroom on the second floor.

SECOND FLOOR

Bedroom One

17'5" x 15'7" (5.33m x 4.76m)

The first bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, a TV point, a skylight window with a fitted blind, fitted sliding door wardrobes, and access into the en-suite.

En-Suite

7'5" x 4'7" (2.28m x 1.40m)

The en-suite has a low level dual flush WC, a pedestal wash basin, a double walk-in shower enclosure with a mains-fed shower, wood-effect flooring, fully tiled walls, a chrome heated towel rail, recessed spotlights, an extractor fan, and a skylight window.

OUTSIDE

Front

To the front of the property is a driveway for two cars, various shrubs, and external lighting.

Rear

To the rear of the property is a private enclosed garden with a patio, a lawn, external lighting, raised garden beds, and fence panelled boundaries.

ADDITIONAL INFORMATION

Broadband Networks Available - Virgin Media, Openreach

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

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years+

Flood Risk Area - Very low risk

Non-Standard Construction – No

Other Material Issues – TBC

Any Legal Restrictions – TBC

DISCLAIMER

Council Tax Band Rating - Rushcliffe Borough Council - Band D

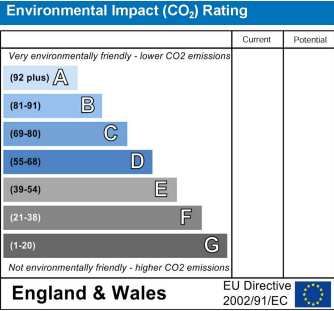
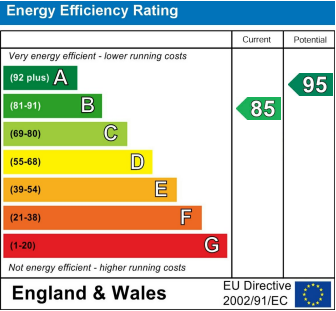
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Service charge £130,86

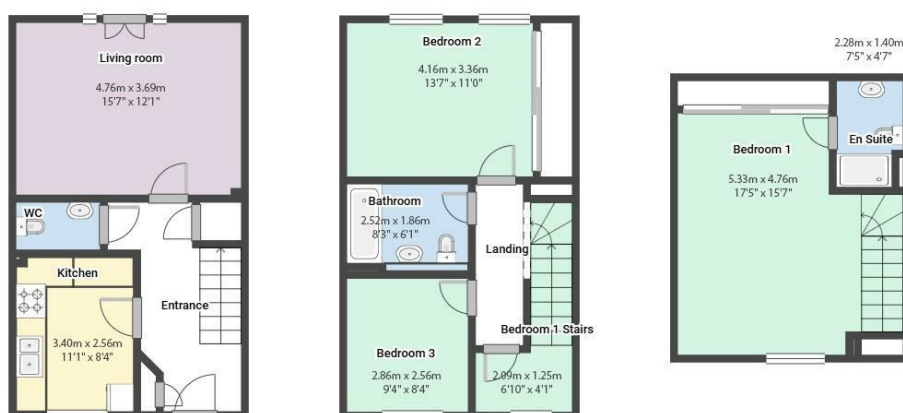
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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