

HoldenCopley

PREPARE TO BE MOVED

Rose Way, Edwalton, Nottinghamshire NG12 4JE

£2,000 PCM

Rose Way, Edwalton, Nottinghamshire NG12 4JE



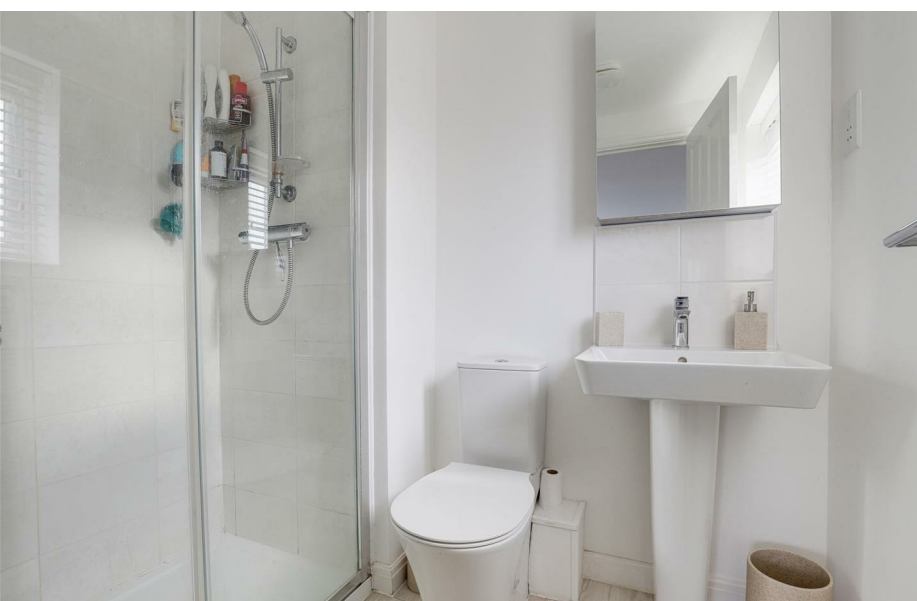
DREAM FAMILY HOME...

This impressive four-bedroom detached house in Edwalton is coming to the market part-furnished offering spacious and beautifully presented accommodation, making it an ideal home for growing families. The property boasts ample storage across two floors and is situated in the highly desirable location of Edwalton, providing convenient access to shops, schools, and transportation links to the City Centre. Upon entering the house, you are greeted by an inviting entrance hall leading to a generously sized living room. The modern fitted kitchen/dining area, complete with a range of integrated appliances, adds a contemporary touch to the home. The convenience of a downstairs WC enhances the functionality of the ground floor. The first floor comprises four well-proportioned bedrooms, with the master bedroom benefiting from an en-suite bathroom. The remaining bedrooms are served by a separate three-piece bathroom suite, ensuring comfort and convenience for the entire family. Externally, the property features a front lawn adorned with decorative shrubs and a rail surround. A driveway and garage provide ample off-street parking. The enclosed low-maintenance garden at the rear includes a lawn and paved seating area, creating a delightful space for Summer enjoyment. In summary, this four-bedroom detached house offers a perfect blend of modern living, spacious interiors, and a desirable location, making it an excellent choice for families seeking a comfortable and well-connected home in Edwalton.

THIS PROPERTY IS PART-FURNISHED WITH FURNISHINGS NEGOTIATABLE

MUST BE VIEWED!





- Detached House
- Four Bedrooms
- Modern Fitted Kitchen & Open Plan Dining Room
- Spacious Living Room & Downstairs WC
- Three Piece Bathroom Suite & En-Suite To Master
- Ample In-Built Storage Throughout
- Rear Enclosed Landscaped Garden
- Driveway & Garage Providing Off Street Parking
- Sought After Location
- 360 Virtual Tour





ACCOMMODATION

GROUND FLOOR

Entrance Hall

19'0" x 7'2" (5.80m x 2.20m)

The entrance hall has wood effect flooring and carpeted stairs, radiator, mirror, smoke alarm and a single composite door providing access into the accommodation

Living Room

18'2" x 13'11" (5.55m x 4.26m)

The living room has carpeted flooring, in-built storage cupboard, two radiators, floor lamp, TV stand, two sofas & footstool, mirror & painting, UPVC double glazed windows to the front and side elevation and UPVC double glazed UPVC French doors providing access to the garden

Kitchen

12'3" x 18'2" (3.75m x 5.54m)

The kitchen has wood effect laminate flooring, a range of wall and base units with fitted worksurfaces, stainless steel sink and a half with a drainer and mixer taps, integrated oven and grill with separate gas hobs, glass splashback and an over hood extractor fan, dishwasher, integrated fridge/freezer and the dining area has wood effect laminate flooring, kitchen table & bench, two radiators and two UPVC double glazed windows to the front and side elevation

WC

5'6" x 3'5" (1.70m x 1.05m)

This area has wood effect laminate flooring, radiator, low level flush WC, pedestal washbasin with mixer taps, radiator and UPVC double glazed obscure window to the rear elevation

FIRST FLOOR

Landing

The landing has carpeted flooring, loft hatch, smoke alarm, in-built storage cupboard and provides access to the first floor accommodation

Master Bedroom

10'6" x 12'11" (3.22m x 3.94m)

The main bedroom has carpeted flooring, in-built storage cupboard, double bed, double in-built wardrobe, mirror, radiator, UPVC double glazed window to the front elevation and provides access to the en-suite

En-Suite

5'1" x 6'10" (1.55m x 2.10m)

The en-suite has wood effect laminate flooring, partially tiled

walls, low level flush, pedestal washbasin with mixer taps, chrome towel rail, shaving point, shower enclosure with a wall mounted mains fed shower and a UPVC double glazed window to the side elevation

Bedroom Two

11'1" x 9'10" (3.38m x 3.02m)

The second bedroom has carpeted flooring, double bed with mattress, large mirror, radiator and two UPVC double glazed windows to the front and side elevation

Bedroom Three

11'1" x 8'2" (3.39m x 2.50m)

The third bedroom has carpeted flooring, daybed, range of wardrobes, dressing table, radiator and UPVC double glazed window to the side elevation

Bedroom Four

7'11" x 7'11" (2.43m x 2.42m)

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

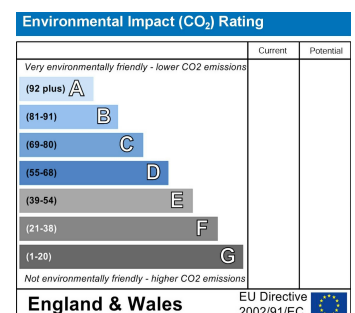
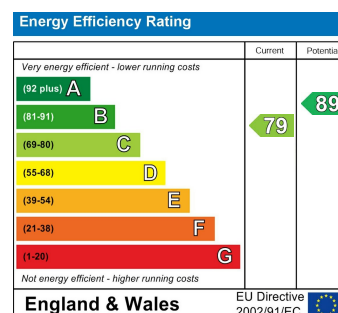
Bathroom

6'2" x 6'8" (1.90m x 2.05m)

The bathroom has wood effect laminate flooring, partially tiled walls, low level flush WC, pedestal washbasin with mixer taps, chrome towel rail, panelled bath with a hand held mains fed shower over, extractor fan and UPVC double glazed obscure window to the rear elevation

OUTSIDE

Outside to the front is a lawned area, a range of shrubs with a pathway leading to the accommodation. To the side is a driveway and provides access to the garage providing ample off street parking and there is also an enclosed garden with a lawn, paved seating area with a fence and wall surround and gated access to the drive



Rose Way, Edwalton, Nottinghamshire NG12 4JE

HoldenCopley
PREPARE TO BE MOVED



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.

© HoldenCopley

01158228800

4 Croft Road, Arnold, Nottingham, NG5 7DX

lettings@holdencopley.co.uk

www.holdencopley.co.uk

Agents Disclaimer: HoldenCopley, their clients and employees: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.