

# HoldenCopley

PREPARE TO BE MOVED

Sunflower Drive, Edwalton, Nottingham NG12 4HS

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£2,400 PCM

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## DREAM FAMILY HOME...

This exceptional one of a kind five-bedroom detached home offers luxurious bespoke accommodation with spacious, modern and neutral décor throughout. Situated in the heart of Edwalton on a prestigious estate, it is within walking distance of shops, renowned schools and transport links to the City Centre.

The ground floor features an inviting entrance hall, a spacious bay-fronted living room with French internal doors leading to a contemporary fitted kitchen-diner, equipped with a range of high-spec appliances with further French doors opening to the rear garden. Additional highlights include a downstairs WC and a separate study area.

Upstairs, the first floor boasts five well-proportioned bedrooms, with the master enjoying the luxury of an en-suite. A bespoke three-piece family suite serves the remaining bedrooms.

Externally, the front garden is adorned with decorative plants and shrubs with a pathway leading to the rear. A driveway provides off-street parking and garage access. The enclosed rear garden features a lawn, multiple paved seating areas, a seating pod and lush landscaping—perfect for summer enjoyment. Some furnishings are negotiable, making this a fantastic opportunity for any family seeking elegance and convenience.

AVAILABLE NOW!

\*PLEASE NOTE THIS PROPERTY IS LET PART-FURNISHED & FURNISHINGS ARE NEGOTIABLE\*





- Detached House
- Five Bedrooms
- Modern Fitted Kitchen/Diner
- Spacious Living Room
- Downstairs WC & Separate Study Area
- Modern Three Piece Bathroom Suite & En-Suite To Master Bedroom
- Rear Enclosed Garden
- Driveway & Access To Detached Garage
- Sought After Location
- 360 Virtual Tour











ACCOMMODATION

GROUND FLOOR

Entrance Hall

15'7" x 6'0" (4.75m x 1.83m)

The entrance hall has tiled flooring and carpeted stairs, a radiator, in-built storage cupboard and a single composite door providing access into the accommodation

Living Room

18'11" x 12'4" (5.78m x 3.78m)

The living room has carpeted flooring, sofa, a range of arm chairs, side table, storage box, sideboard, TV, a range of wall art, internal French doors leading through to the kitchen/diner, two radiators and a UPVC double glazed bay window with fitted blinds

Kitchen/Diner

26'1" x 11'8" (7.96m x 3.58m)

The kitchen area has tiled flooring, recessed ceiling spotlights, a range of fitted wall and base units with fitted worksurfaces, stainless steel sink and a half with a drainer and mixer taps, integrated dishwasher, integrated oven and grill with separate gas hobs and an extractor fan, integrated fridge/freezer and a UPVC double glazed window with fitted blinds  
The dining area has a dining table and chairs, two sofas, coffee table, sideboard, rocking chair, a range of wall art, a range of UPVC double glazed windows, two radiators and UPVC double glazed French doors providing access to the rear garden

Study

8'3" x 6'11" (2.53m x 2.12m)

The study has carpeted flooring, a desk with fitted drawers, radiator and a UPVC double glazed window with a fitted blind

WC

6'11" x 6'10" (2.13m x 2.10m)

This area has tiled flooring, a range of fitted units with fitted worksurfaces, low level dual flush wall mounted WC, pedestal washbasin with taps, radiator, extractor fan and a UPVC double glazed obscure window with a fitted blind

FIRST FLOOR

Landing

14'6" x 3'4" (4.42m x 1.04m)

The landing has carpeted flooring, loft hatch, smoke alarm and provides access to the first floor accommodation

Master Bedroom

17'3" max x 12'8" (5.26m max x 3.87m)

The main bedroom has carpeted flooring, a range of fitted wardrobes, wall mounted mirror, a king size bed with a mattress, a range of wall art, provides access to the en-suite, radiator and a UPVC double glazed bay window with fitted blinds

En-Suite

6'10" x 4'3" (2.09m x 1.32m)

The en-suite has tiled flooring and partially tiled walls, recessed ceiling spotlights, low level dual flush WC, floating washbasin with

mixer taps, wall mounted chrome heated towel rail, double walk-in shower enclosure with a wall mounted mains-fed shower and a shaving point

Bedroom Two

13'6" max x 13'2" (4.14m max x 4.03m)

The second bedroom has carpeted flooring, double bed with mattress, freestanding double wardrobe, a range of wall art, radiator and a UPVC double glazed window with a fitted blind

Bedroom Three

9'11" x 9'9" (3.04m x 2.98m)

The third bedroom has carpeted flooring, a double bed with a mattress, radiator and a UPVC double glazed window with a fitted blind

Bedroom Four

11'10" max x 8'9" (3.61m max x 2.68m)

The fourth bedroom has carpeted flooring, a single bed with a mattress, radiator and a UPVC double glazed window with a fitted blind

Bedroom Five

9'11" x 7'1" (3.04m x 2.17m)

The fifth bedroom has carpeted flooring, a desk, filing cabinet, radiator and a UPVC double glazed window with a fitted blind

Bathroom

6'9" x 5'5" (2.08m x 1.67m)

The bathroom has tiled flooring, recessed ceiling spotlights, partially tiled walls, wall mounted chrome heated towel rail, washbasin with mixer taps, low level dual flush wall mounted WC, panelled bath with mixer taps, a wall mounted mains-fed shower and a shower screen, extractor fan and a UPVC double glazed obscure window

OUTSIDE

FRONT

To the front is a range of decorative plants and shrubs, a pathway leading to the rear garden with gated access and access to a driveway providing off-street parking

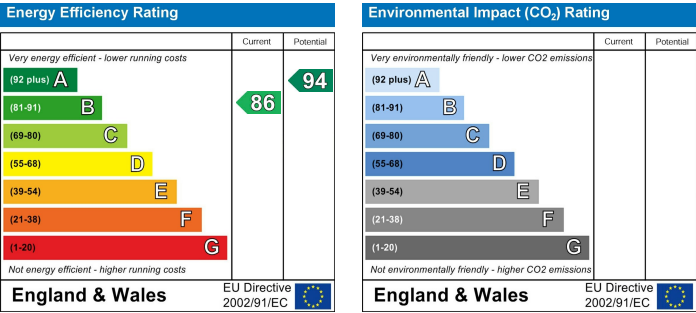
Garage

16'4" x 8'1" (5.00m x 2.48m)

The garage provides additional storage and additional off-street parking

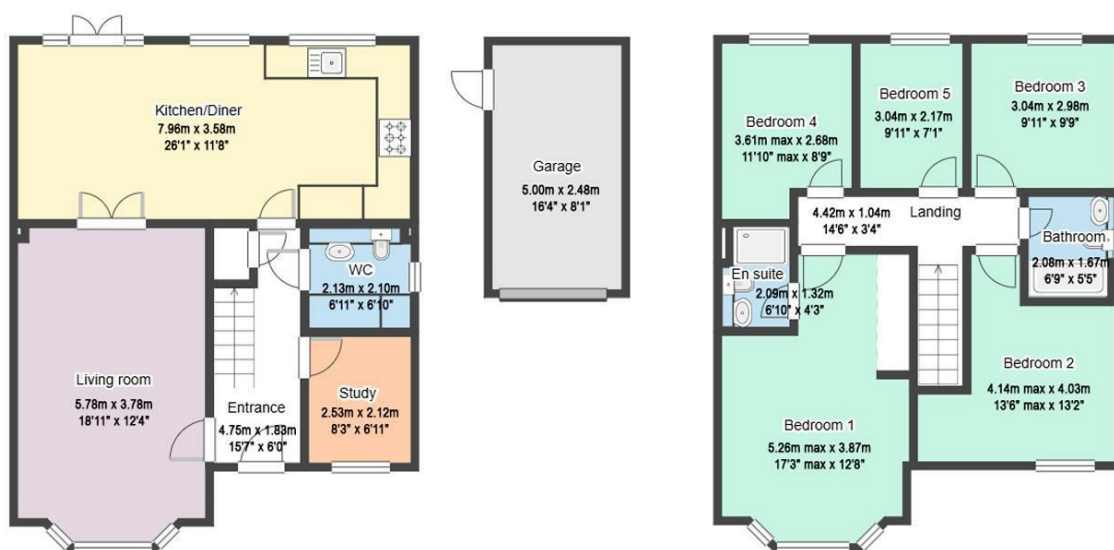
REAR

To the rear is an enclosed garden with a lawned area, multiple paved seating areas, seating pod, a range of decorative plants and shrubs and provides access to the garage with a fence surround



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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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