



2 Hemlock Road

EDWALTON

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Edwalton, Nottingham, NG12 4GG

Constructed in 2017 this wonderful three-bedroom semi-detached property offers excellent living accommodation arranged over two floors. Offering modern convenience and design all within easy access of West Bridgford and Nottingham City Centre via Melton Road, the property also benefits from a supermarket and other amenities within walking distance.







The front door opens into a welcoming reception hall with stairs rising to the first floor and doors into the sitting room and cloakroom. The useful cloakroom is fitted with a wash hand basin and WC.

Located to the front of the property is a well proportioned, carpeted sitting room with window overlooking the front garden.

At the rear is a lovely dining kitchen with plenty of space for a dining table and french patio doors leading out to the rear garden, perfect for indoor/outdoor entertaining. The kitchen itself is fitted with a range of modern base and wall units complimented by a laminate worktop. Culinary appliances include a fitted fridge/freezer, dishwasher, ZANUSSI single oven and a ZANUSSI four ring gas-hob with extractor fan over. A single bowl stainless steel sink with draining board and mixer tap over is perfectly located under the kitchen window enjoying a view over the rear garden.





heading upstairs

Stairs rise to the first-floor landing that provides access to the three bedrooms and family bathroom. An over-stairs cupboard provides excellent storage space.

The primary bedroom, a well proportioned double is located to the front of the property benefitting from an ensuite bathroom that is fitted with a large shower, wash hand basin with lit vanity mirror above and WC.

The second bedroom is another well proportioned double, whilst the third is a generous single, currently arranged as an office.

Completing the accommodation is the family bathroom fitted with a shower over bath, wash hand basin and WC.





gardens

The property is approached by pedestrian footpath, with tandem driveway providing parking for at least two vehicles to the right hand side.

At the rear of the property is a lovely garden predominantly laid to lawn with a patio seating area. At the side of the property is a gravel area, perfect for garden storage.

local amenities

The property is situated within easy walking distance of the new Wheatcroft roundabout shopping centre with an Aldi, Costa Coffee, McDonalds and many more useful amenities.

Edwalton is located just on the outskirts of West Bridgford, one of Nottinghamshire's most favoured locations for families and homeowners, offering a wide range of shops, cafes and bars and easy access to Nottingham city centre. There is also high-grade schooling at both primary and secondary levels within easy reach.

The property has easy access to the A52 providing access to a wide range of both local and regional centres. The A52 provides access to the A46 Fosse Way leading North to Newark (quick rail link to London Kings Cross) and South to Leicester and the M1 (J21a) whilst the A52 itself provides direct access to Grantham and the A1 trunk road in the east and Derby in the West.

services

Mains water, electricity and drainage are understood to be connected. There is gas-fired central heating with a combination boiler. None of the services or appliances have been tested by the agent.

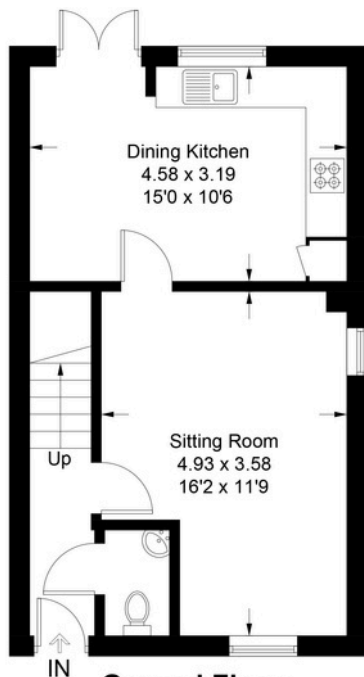
fixtures & fittings

Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings, etc. whether mentioned in these particulars or not.

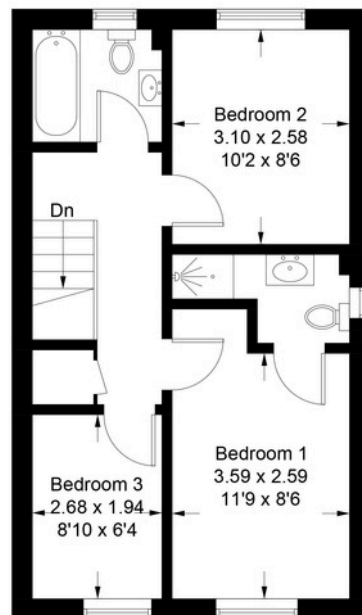


floorplan

Approximate Gross Internal Area:
78 sq m / 839 sq ft



Ground Floor



First Floor

Plans: The site and floor plans forming part of these sale particulars are for identification purposes only. All relevant details should be legally checked as appropriate.

EPC rating: 84 | B
EPC potential: 96 | A

Local Authority: Rushcliffe Borough Council
Council Tax Band: C

Tenure: Freehold
Possession: Vacant possession upon completion.