



19 Bartholomew Close,
Edwalton, NG12 4HL

19 Bartholomew Close, Edwalton, NG12 4HL

This well presented detached family home provides spacious accommodation arranged over two floors including an entrance hall, a living room with double doors opening to the dining room, a modern fitted kitchen with a range of built in appliances, a utility room, and a cloakroom/wc on the ground floor, with the first floor landing giving access to four double bedrooms (two with en-suite shower rooms), and the family bathroom.

Benefiting from high speed internet, double glazing, and gas central heating (with separate ground and first floor thermostats), the property has an attractive low maintenance garden to the rear, and a driveway at the front providing off road parking for a number of vehicles.

Situated in the sought after South Nottinghamshire suburb of Edwalton, the property is within easy reach of excellent local facilities. Main road routes and local transport links provide access to West Bridgford, Nottingham, Leicester and surrounding villages.

Viewing is essential.

Asking Price £525,000





GROUND FLOOR ACCOMMODATION

Composite Entrance Door

Opens to the:-

Entrance Hall

Stairs off to the first floor, Karndean flooring, radiator, cupboard housing the RCD unit, doors into the living room, kitchen, the utility room, and the:-

Ground Floor Cloakroom / WC

Fitted with a wc, and a wash hand basin. Karndean flooring, radiator.

Utility Room

Fitted with work surfaces, stainless steel sink and drainer unit, space and plumbing for a washing machine, space for a dryer. Extractor fan.

Living Room

Windows with remote controlled fitted blinds to the front and side elevations, two ceiling light points, Karndean flooring, double doors opening to the:-

Dining Room

Radiator, door into the kitchen, Karndean flooring, double glazed French doors with full height windows to both sides and remote controlled fitted blinds, opening to the rear garden.

Kitchen

Fitted with a modern range of wall, lighted display, drawer and base units, a composite sink with an instant boiling water tap over, built in bin store, built in appliances include a dishwasher, a fridge/freezer, a double oven, a microwave, and a five ring induction hob.

Window to the rear elevation, USBc and USB ports to the sockets, Ideal combination boiler housed in a cabinet, Karndean flooring, ceiling spot lights, door leading out to the garden.

FIRST FLOOR ACCOMMODATION

First Floor Landing

Airing cupboard, doors into four bedrooms and the family bathroom.

Bedroom One

Window to the front elevation, two built in double wardrobes, Cat5 cabling, door to the:-

En-Suite Shower Room

Fitted with a double shower enclosure, a wash hand basin and a wc. Ladder style radiator.

Bedroom Two

Window to the front elevation, door to the:-

En-Suite Shower Room

Fitted with a double shower enclosure, a wash hand basin and a wc.

Bedroom Three

Window to the rear elevation.

Bedroom Four

Window to the rear elevation, built in double wardrobe.

Family Bathroom

Fitted with a wash hand basin, a wc, and a bath with a tiled surround and a mixer shower over.

Window to the rear elevation, radiator, extractor fan.

OUTSIDE

The driveway at the front of the property provides off road parking for a number of vehicles. There is a small artificially lawned area, a mature hedged boundary, external lighting, access to the entrance door, and gated access to the side and rear.

The roller door of the original garage gives access to a useful store.

Enclosed by walled and fenced boundaries, the rear garden includes slate flagstone paving seating areas, with a remote controlled extending sunshade, and timber pergola with lighting and external power points, a central artificially lawned area, and a raised sleeper plant and shrub bed.

Service Charge

We understand that a Service Charge is levied at around £183.93 per annum, to management company Alex Faulkner.

Council Tax Band

Council Tax Band F. Rushcliffe Borough Council.

Amount Payable 2023/2024 TBC.

Referral Arrangement Note

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Knights PLC, Premier Property Lawyers, Ives & Co, Curtis & Parkinson, Bryan & Armstrong, and Marchants for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Thomas James Estate Agents would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them.



DISCLAIMER NOTES

These sales particulars have been prepared by Thomas James Estate Agents on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst Thomas James Estate Agents have taken care in obtaining internal measurements, they should only be regarded as approximate.

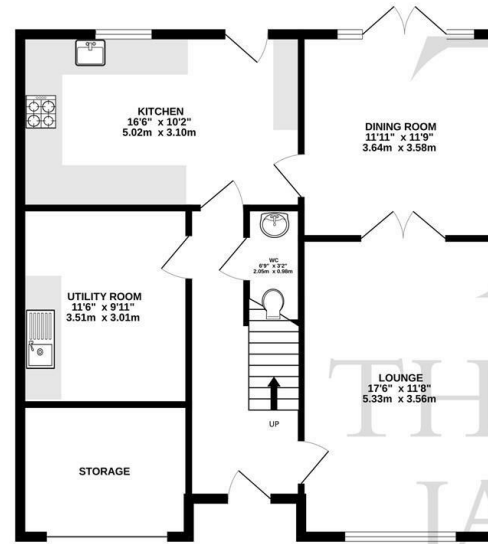
MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Thomas James require any successful purchasers proceeding with a purchase to provide two forms of identification i.e passport or photocard driving license and a recent utility bill. This evidence will be required prior to Thomas James instructing solicitors in the purchase or the sale of a property.

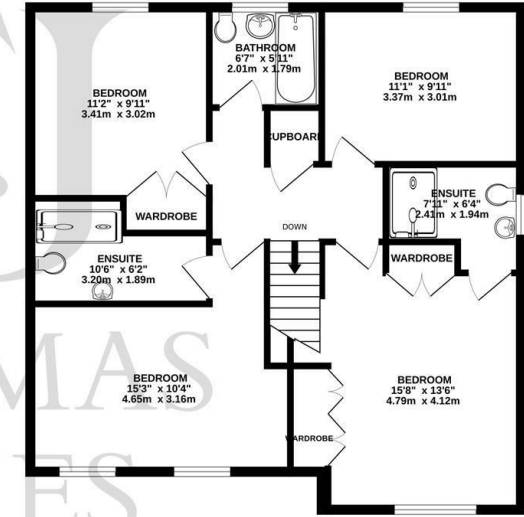
Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	85
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	

GROUND FLOOR
815 sq.ft. (75.7 sq.m.) approx.



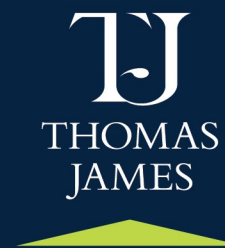
1ST FLOOR
809 sq.ft. (75.2 sq.m.) approx.



TOTAL FLOOR AREA : 1624 sq.ft. (150.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2024



Thomas James Estate Agents, 20 High Street, Ruddington, Nottinghamshire, NG11 6EH

Tel: 0115 9844660 | Email: ruddington@tjea.com | Web: www.tjea.com

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

