



12 Belfry Way,
Edwalton, NG12 4FA

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** GUIDE PRICE £535,000 - £550,000 **

This extended detached family home provides accommodation arranged over two floors including an entrance hall, a family room/playroom, a lounge, an open plan breakfast kitchen/living area with a range of built in appliances and bi-fold doors opening to the rear garden, plus a utility room and a wc on the ground floor, with the first floor landing giving access to four bedrooms (master with an en-suite shower room), and the fitted bathroom.

Benefiting from gas central heating and double glazing, the property has an enclosed garden to the rear, a further garden to the front and a driveway providing off road parking for up to two vehicles. The original garage has been converted to provide further living space.

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 HIGHLY RECOMMENDED

Guide Price £535,000





ACCOMMODATION

The canopied entrance door opens to the entrance hall. From here, the stairs rise to to the first floor, there is laminate flooring, and doors into the family room/playroom, the lounge, and the breakfast kitchen/living area.

The family room/playroom overlooks the front.

The lounge has a bay window to the front, a gas fire (not in working order) set in a feature surround, an under stairs storage cupboard, and gives access to the open plan breakfast kitchen/living area.

The extended open plan breakfast kitchen/living area was designed by Steve Hills Design Ltd. There is a range of wall, drawer and base units with under cabinet lighting and engineered stone work surfaces, a central island unit with breakfast bar, a sink and drainer unit with a mixer tap over, and built in appliances including a Bosch microwave, a Bosch warming drawer, a Bosch oven and a four ring induction hob, plus a built in fridge/freezer. There are two Velux windows, laminate flooring, a door to the utility room, and bi-fold doors opening to the rear garden.

The utility room has further storage cupboards, and a stainless steel sink and drainer unit with a mixer tap over. The Worcester Bosch boiler is housed here, there is a door to the ground floor cloakroom, and a door leading outside.

On reaching the first floor, the landing has a loft access hatch, a shelved storage cupboard, and doors giving access to four bedrooms (master with an en-suite shower room), and the fitted family bathroom.

OUTSIDE

At the front of the property, there is an open plan lawned garden, and a pathway to the entrance door.

The driveway provides off road parking for up to two vehicles. There is an electric vehicle charging point, and gated pedestrian access to the rear garden.

The rear garden is fully enclosed and includes a patio seating area, a lawned area, a decked seating area with a pergola over, raised borders, and mature planted shrubs. There is access to a side storage area (with light and power connected), and an external light and tap.

Please Note

The vendor of this property has a connection with Thomas James Estate Agents.

This should have no bearing on the sale of the property and should cause no concern to prospective purchasers.

Council Tax Band

Council Tax Band D. Rushcliffe Borough Council.

Amount Payable 2024/2025 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			
(81-91) B			
(69-80) C		74	74
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

