



13 Peace Grove,
Edwalton, NG12 4JJ

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Built by Bloor Homes, this modern detached family home provides well presented accommodation arranged over two floors including; a welcoming entrance hallway, a lounge, a fitted kitchen with a range of built in appliances and French 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 (one with built in wardrobes, and two with en-suite shower rooms), and the family bathroom.

Benefiting from gas central heating, and double glazing, the property has an attractively landscaped garden to the rear, a further garden to the front, plus a driveway and integral garage providing off road parking for a number of vehicles.

Situated in the sought after South Nottinghamshire suburb of Edwalton, the property overlooks a pleasant green area at the front, and 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 recommended.

Asking Price £495,000





ACCOMMODATION

The entrance door opens to a welcoming entrance hallway. The entrance hallway has wooden effect tiled flooring, stairs off to the first floor, an under stairs storage area, and doors into the lounge, and the kitchen.

The bright lounge has a bay window to the front, overlooking the green, and a focal television point.

The spacious kitchen has a range of high gloss units in white, and integrated appliances including: a dishwasher, a fridge/freezer, an oven, and an induction hob with an extractor hood over. There is wooden effect tiled flooring, a door to the utility room, space for a dining table and chairs with a light above, a window to the rear, and French doors opening to the rear garden.

The utility room has a base level storage cupboard, a stainless steel sink and drainer unit with a mixer tap over, space and plumbing for a washing machine, and space for a dryer. There is wooden effect tiled flooring, an extractor fan, a door into the ground floor wc, and a door opening to the side.

The ground floor wc has a wash hand basin, and a wc. There is an obscure glazed window to the rear, and wooden effect tiled flooring.

On reaching the first floor, the landing has a vaulted ceiling over the staircase, an airing cupboard (housing the hot water cylinder), and doors opening into all four bedrooms, and the family bathroom.

Bedroom one has a window to the front, built in wardrobes with mirrored doors, and a door into the en-suite shower room. The en-suite shower room has a shower cubicle with a mains fed shower, a wash hand basin, and a wc. There is an obscure glazed window to the front, tiled flooring, partially tiled walls, and a heated towel rail.

Bedroom two has a window to the front, and a door into the en-suite shower room. The en-suite shower room has a shower cubicle with a mains fed shower, a wash hand basin, and a wc. There is an obscure glazed window to the side, tiled flooring, partially tiled walls, and a heated towel rail.

Bedrooms three and four both have windows to the rear.

Completing the accommodation, the family bathroom has a bath with a mains fed shower over, a wash hand basin, and a wc. There is an obscure glazed window to the rear, partially tiled walls, a heated towel rail, and an extractor fan.

OUTSIDE

At the front of the property, the driveway provides off road parking, and in turn gives access to the INTEGRAL GARAGE (with an up and over door, power and lighting connected, a personnel door into the kitchen, and housing the Ideal central heating boiler). There is a lawned garden adjacent, a pathway to the entrance door, and timber gated access to the side and rear.

The attractively landscaped rear garden is enclosed by timber screen fencing, and features modern patio tiled seating areas to all four corners, a lawned area, and raised borders.

Council Tax Band

Council Tax Band E. Rushcliffe Borough Council.

Agent Note

There is an annual service charge payable of approximately £170 for the maintenance of communal areas of the development.

Referral Arrangement Note

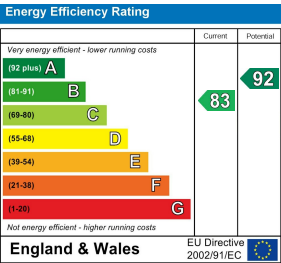
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