

19 Stanier Drive

Edwalton
Nottingham
NG12 4HR

Guide Price £500,000 - £525,000



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- Four-bedroom detached home
- Benefitting from the warranty still in place
- Open plan kitchen dining area
- Family bathroom, en-suite and downstairs WC
- Off road parking and single garage
- Sought-after Edwalton location
- Highly regarded school catchment area
- Viewing essential
- Council Tax Band - E
- Tenure - Freehold



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Key Features

A beautifully presented four-bedroom detached family home.

A recently built Taylor Wimpey home, still within its 10-year NHBC guarantee, offering turn-key accommodation ready to move straight into. The property is situated in a desirable location within a highly sought-after school catchment area.

Upon entering through the front door, you are welcomed into a generous reception hall with tiled flooring, stairs rising to the first floor, and doors leading to:

Study/Snug: Positioned at the front of the property with a window overlooking the frontage. This room is ideal for those working from home.

Lounge: A spacious reception room featuring a double-glazed bay window to the front. Double doors lead through to the:

Dining Kitchen: Fitted with a range of contemporary wall and base units, complemented by a stone worktop with an inset sink beneath a double window offering views of the rear garden. Integrated appliances are included, and the tiled flooring continues seamlessly into this space. Double doors open onto the landscaped rear garden, allowing for easy indoor-outdoor living.

Back in the hall, there is access to the Utility Room/Downstairs WC, which features fitted base units, plumbing for appliances, a low-flush WC, and a continuation of the ceramic tiled flooring.

Upstairs, a landing area with an airing cupboard leads to four well-proportioned bedrooms:

Main Bedroom: Benefiting from fitted sliding wardrobes and a stylish, contemporary three-piece en-suite.

Bedroom Two: Also featuring fitted sliding wardrobes

Bedrooms Three and Four: Both well-sized and served by a modern family bathroom.

Outside: The front of the property offers a small lawn area with planted beds featuring a variety of shrubs, a path, and steps leading to the front door, which is sheltered by a wall-mounted porch. A tarmac driveway provides off-road parking for multiple vehicles and leads to a generous single garage with power and lighting. Gated side access leads to the southerly facing landscaped rear garden, which has been thoughtfully designed for low maintenance. The garden features gravel and paved areas, an AstroTurf lawn, and planted beds with a variety of shrubs and palms. An outside tap and lighting complete the garden, making it perfect for entertaining and enjoying the sunny aspect.





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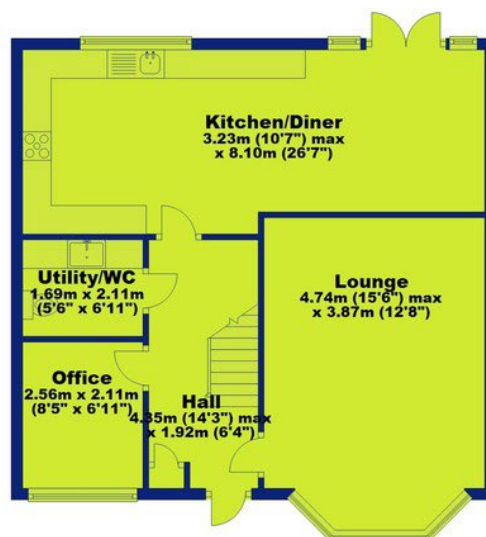
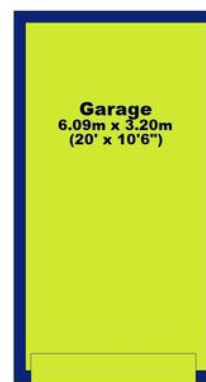
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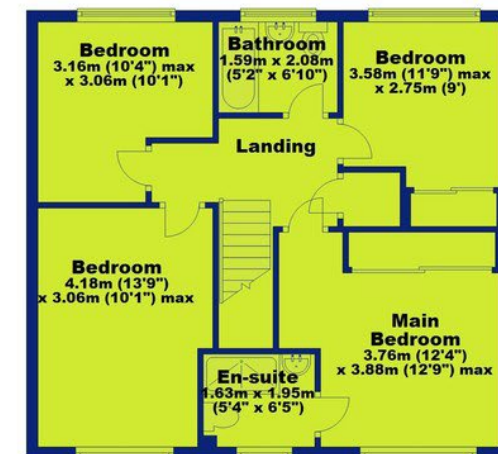
Ground Floor

Approx. 82.2 sq. metres (884.5 sq. feet)



First Floor

Approx. 60.2 sq. metres (648.2 sq. feet)



Total area: approx. 142.4 sq. metres (1532.7 sq. feet)



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Interested in this home?

Contact the FHP Living Team on 0115 841 1155

23 Bridgford Road
West Bridgford
Nottingham
NG2 6AU

1 Weekday Cross
The Lace Market
Nottingham
NG1 2GB

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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