



70 Firs Road, Edwalton, NG12 4BX
Offers In The Region Of £650,000

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Marriotts



70 Firs Road Edwalton, NG12 4BX

- Substantial bungalow
- Three bedrooms
- Full width conservatory/sun lounge
- Highly regarded location
- Two large reception rooms
- Great potential

A substantial three-bedroomed detached bungalow on a generous-sized plot with great potential to develop further. Three bath/shower rooms, two large reception rooms and a full width rear sun lounge!



Offers In The Region Of £650,000



Overview

Welcome to this charming detached bungalow located on Firs Road in the sought-after area of Edwalton. This property boasts three spacious bedrooms and three bathroom/shower rooms, ideal for a growing family or those in need of extra space. And with two large reception rooms and the full-width rear sun lounge, there is plenty of room for entertaining guests or simply relaxing with loved ones. The property's 2,064 sq ft offers ample living space, while the large open loft space presents an opportunity for further expansion or storage.

Situated near Alford Road Park, nature is just a step away, providing a peaceful retreat right in your backyard. The parking space for six vehicles is a rare find and a true convenience for homeowners with multiple cars or guests.

Families will appreciate the proximity to several good and outstanding primary and secondary schools. Additionally, the bustling West Bridgford centre is just a stone's throw away, offering a variety of shops, restaurants, and amenities for your convenience.

Don't miss out on the opportunity to make this delightful property your new home. Book a viewing today and envision the endless possibilities that this bungalow has to offer.

IMPORTANT NOTE: Any external alterations to the property (including redevelopment of the whole) must not extend beyond the building's existing footprint or exceed the height of each of its current roof sections.

Entrance Porch

UPVC double glazed front, door side windows, quarry tiled floor and glazed panelled windows and secondary door through to the main hallway.

Main Hallway

A large hallway previously used as a dining hall, with a large cloaks cupboard and automatic light, radiator and doors to all main rooms.

Lounge

Brick fireplace with quarry tiled hearth, four radiators, two UPVC double glazed side windows, two ceiling light points and French doors through to the sun lounge.

Dining Room

With two radiators and also with French doors through to the sun lounge.

Conservatory/Sun Lounge

With laminate flooring, light, power, UPVC double-glazed windows and double doors leading out to the rear. A range of wall and base units with doors in a Medium Oak finish with marble effect worktops and inset stainless steel double sink unit and drainer. Electric double oven, four-ring ceramic hob, integrated fridge freezer and dishwasher. Radiator, two LED strip lights, UPVC double glazed rear window and side door to a side entrance porch.

Side Entrance Porch

UPVC double glazed side door and doors to both the boiler room and shower room.

Boiler Room

With Baxi combination gas boiler.

Shower Room

With fully tiled walls and floor, radiator, shower tray and corner washbasin.

Bedroom 1

Two built-in double wardrobes with a central dressing table and overhead storage. Radiator, UPVC double glazed front window and small en-suite with toilet and washbasin.

Bedroom 2

Built-in six door wardrobe, radiator and UPVC double glazed front window.

Bedroom 3

Fitted book casing with glazed doors, radiator and UPVC double glazed side window.

Bathroom

Consisting of a bath, pedestal washbasin and toilet with tiled surround and separate tiled cubicle with chrome mains shower. Radiator, ceiling downlights and two UPVC double glazed side windows.

Outside

To the front, there are two sets of wrought iron double gates leading onto the 'in and out' block paved ample driveway. Remote up and over door leads into the garage with separate side gated access leading to a side paved courtyard with rear door to the garage and outside tap. To the rear of the property is a lawned garden, large shed and mature borders.

Material Information

TENURE: Freehold

COUNCIL TAX: Rushcliffe Borough Council - Band F

PROPERTY CONSTRUCTION: Cavity Brick

ANY RIGHTS OF WAY AFFECTING PROPERTY:

CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS:

FLOOD RISK: not known

ASBESTOS PRESENT: not known

ANY KNOWN EXTERNAL FACTORS: not known

LOCATION OF BOILER: Boiler Room

UTILITIES - mains gas, electric, water and sewerage.

MAINS GAS PROVIDER: E.ON Next Energy Limited

MAINS ELECTRICITY PROVIDER: E.ON Next Energy Limited

MAINS WATER PROVIDER: Severn Trent

MAINS SEWERAGE PROVIDER: Severn Trent

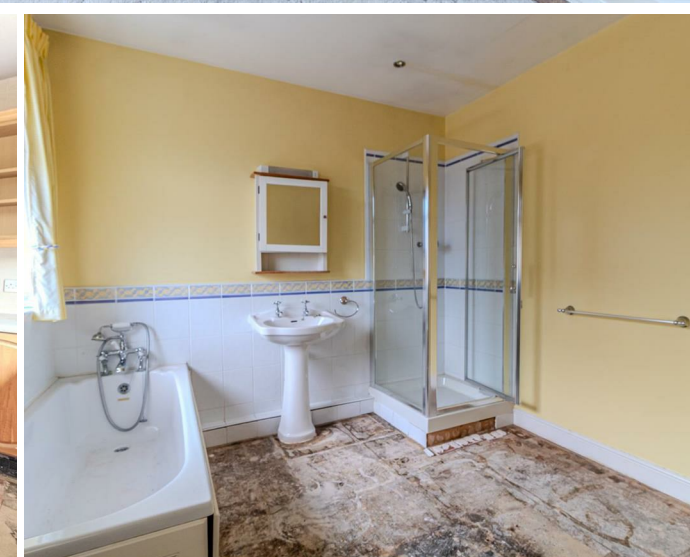
WATER METER: not known

BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage checker.

MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.

ELECTRIC CAR CHARGING POINT: not available.

ACCESS AND SAFETY INFORMATION: Level front and rear access

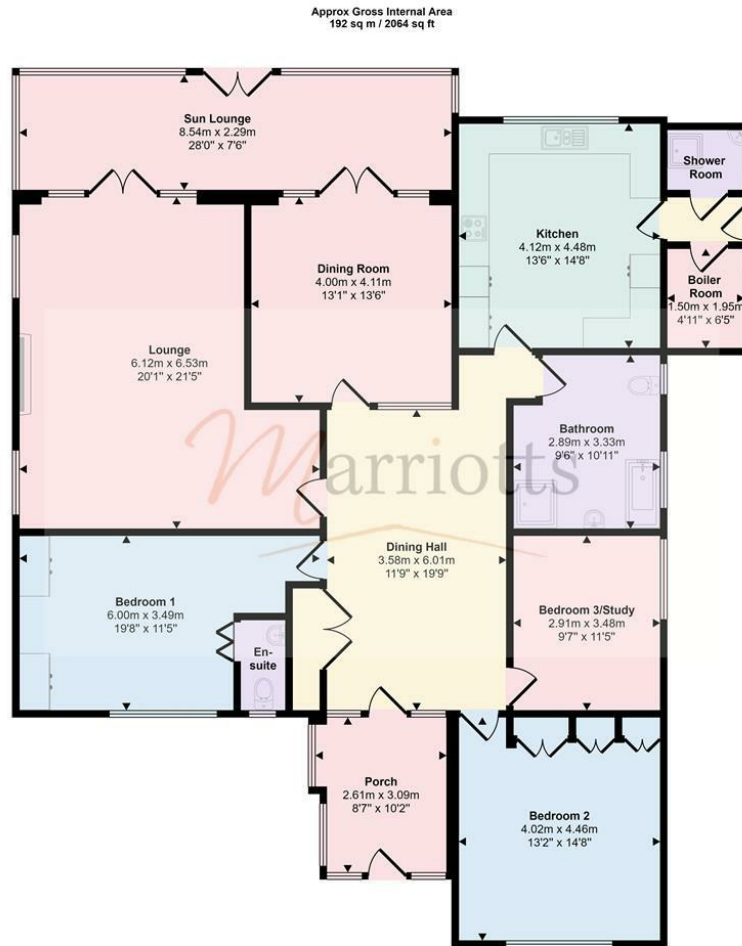


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Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	



Please contact us on **0115 953 6644** should you wish to arrange to view this property or if you require any further information.

1. We believe these particulars, including the text, photographs and floorplans to be accurate. They are for general guidance only and do not constitute any part of an offer or contract. Measurements are approximate. The property's services, appliances, heating installations, plumbing and electrical systems have not been tested and intending purchasers are advised to make their own independent enquiries and inspections.
2. No person in the employment of Marriotts has the authority to make or give any representation or warranty in respect of the property, and they assume no responsibility for any statement made in these particulars.
3. No responsibility can be accepted for any expense or loss incurred before, during or after a property viewing arranged by Marriotts.
4. Money Laundering - Marriotts are required by law to ask any prospective purchaser proceeding with a purchase to provide us with verification of identification and proof of address. We are also required to obtain proof of funds and provide evidence of where the funds originated from.
5. Third-party referral arrangements - with the intent to assist our clients with their move we have established professional relationships with trusted suppliers. Where Marriotts refer a client we receive a referral commission in some instances: MAB - £300. TG Surveyors - £75 (Inc Vat).

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