



Edgwood Road
Kimberley Nottingham



Edgwood Road Kimberley Nottingham NG16 2JR

for sale guide price
£350,000



Property Description

Burchell Edwards are delighted to market this very spacious four bedroom detached bungalow in the ever so popular location of Kimberley. Edgwood Road is in close proximity to a wide variety of local amenities such as , schools , shops bus routes and major road links. In brief the property comprises of entrance hallway with stairs leading to the first floor with two bedrooms, to the ground floor is a spacious lounge , kitchen/diner, main bedroom , bathroom suite with additional W/C, a further bedroom with shower then leading through to orangery with lounge and kitchen area. There is also a separate entrance door to this part of the home. To the outside there is ample off road parking to the front with access to the detached garage with an EV charging point and caravan plug in. The rear garden is of low maintenance with patio areas and fully secured fence boundaries. This property must be viewed to fully appreciate everything it has to offer.

Entrance Hallway

Giving access to the kitchen diner, shower room, two bedrooms as well as stairs to the first floor. With carpet flooring, radiator and storage under the stairs.

Lounge

11' 4" Into bay x 12' 10" (3.45m Into bay x 3.91m)
With a UPVC double glazed bay window to the front, a double glazed window to the side, radiator and carpet flooring. TV point.

Kitchen Diner

17' 9" Max x 12' 11" Max (5.41m Max x 3.94m Max)

A modern fitted kitchen with wall and base units with complementary work surfaces over with an insert sink and drainer unit with instant hot water mixer tap over. There is a built-in self clean oven, built-in microwave, space for dishwasher, plumbing for washing machine, space for a fridge freezer and waste disposal. There is also a larger cupboard and plinth lighting as well as a double glazed window to the rear. Off the kitchen is a utility area currently being used for the washing machine and holding the boiler.

Family Bathroom

A fitted suite comprising of a hydro steam shower, wash hand basin, radiator and W/C.

Separate W.C

Fitted with a W.C, vinyl flooring and UPVC double glazed window to the side.

First Floor Landing

Bedroom Three

With a Velux window, radiator and carpet flooring.

Bedroom Four

11' 5" x 10' 5" (3.48m x 3.17m)

With a Velux window, radiator and carpet flooring.

Ground floor

Bedroom One

.18' 7" x 9' 10" (5.66m x 3.00m)

With a UPVC double glazed window to the front and side, radiator and carpet flooring.

Bedroom Two/ Annex

10' 10" x 6' 11" (3.30m x 2.11m)

With a UPVC double glazed window to the side, radiator, door leading into the orangery and vinyl flooring. There is also a wash hand basin and shower cubicle.

Orangery

Fitted with wall and base units and larder cupboard with glass splashback and space for appliances, to the side elevation are three high UPVC windows, then two windows to the rear and French doors leading to the rear garden. There is also a gas radiator, wooden flooring and feature fire on the wall. TV point.

Front

To the front, you will find ample off road parking as well as access to the detached garage and garden shed. The property benefits for an EV charging point.

Rear

To the rear, you will find a delightful low maintenance garden with patio areas, lawned area all of which is fully enclosed with fence boundaries. There is also two electric points and a water tap.

Garage

17' 4" x 8' 5" (5.28m x 2.57m)

With access via an up and over door and separate side door.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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134 Nottingham Road Eastwood
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EPC Rating: D

Tenure: Freehold

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