



164 Edison Way, Nottingham, NG5 7NJ

Asking Price £450,000

- Spacious and Well Presented Four Bedroom Detached House
- Electric Car Charging Point
- Lounge and Kitchen/Diner
- Rear Garden
- Air Source Heat Pump
- Ensuite, Bathroom and Downstairs W.C
- Garage and Office
- Popular Development and Cul-de-sac Location

# 164 Edison Way, Nottingham NG5 7NJ

Extremely well presented four bedroom detached house. Situated on a pleasant cul-de-sac. Air Source Heat Pump. Electric car charger. Accommodation comprises; downstairs W.C, Lounge, Open Plan Kitchen/Diner. Four Good Size Bedrooms. Bathroom and Ensuite. Garage/Office. Double Driveway. Rear Garden.



Council Tax Band: E



#### Entrance Hall

Two built in cupboards. Stairs to the first floor landing. Doors to the Kitchen/Diner, Lounge and W.C.

#### W.C

Vanity unit with circular sink bowl. Window to the side elevation. Low level flush toilet. Extractor. LVT flooring.

#### Lounge

20'3 x 10'11

Sliding doors to the rear garden. Window to the front elevation. Oak veneer flooring. Electric wall mounted fire.

#### Kitchen/Diner

24'1 max x 12'0 max

LVT flooring. A range of modern base and wall units to include fridge/freezer, dishwasher, oven, microwave oven and induction hob. Opens into the Dining Area.

#### Utility

LVT flooring. Door to the rear of the property. Extractor. Space for tumble dryer and plumbing for the washing machine, Built in cupboard.

#### First Floor Landing

Doors to all Bedrooms and the bathroom. Two built in cupboards.

#### Bedroom

11'7 x 11'5

Built in wardrobes. Door to ensuite. Windows to the front and side elevations.

#### Ensuite

8'2" x 4'10"

Modern suite including built in double shower cubicle, vanity unit run with integral sink and toilet. Window to the side elevation. Extractor. Towel radiator.

#### Bedroom

11'11 x 10'10

Window to the front elevation. Laminate wood effect flooring.

#### Bedroom

8'0 x 7'9

Window to the rear elevation. Wood effect flooring.

#### Bedroom

7'8 x 6'7

Window to the front elevation. Wood effect flooring.

#### Bathroom

7'8 x 6'7

Modern suite to including, Tiled flooring. Panelled bath with shower over. Wall hung vanity unit. Low level flush toilet. Towel radiator. Window to the rear elevation.

#### Garage/Office

Double garage that has been partially converted into an office space. Both up and over doors have been retained.

#### Exterior

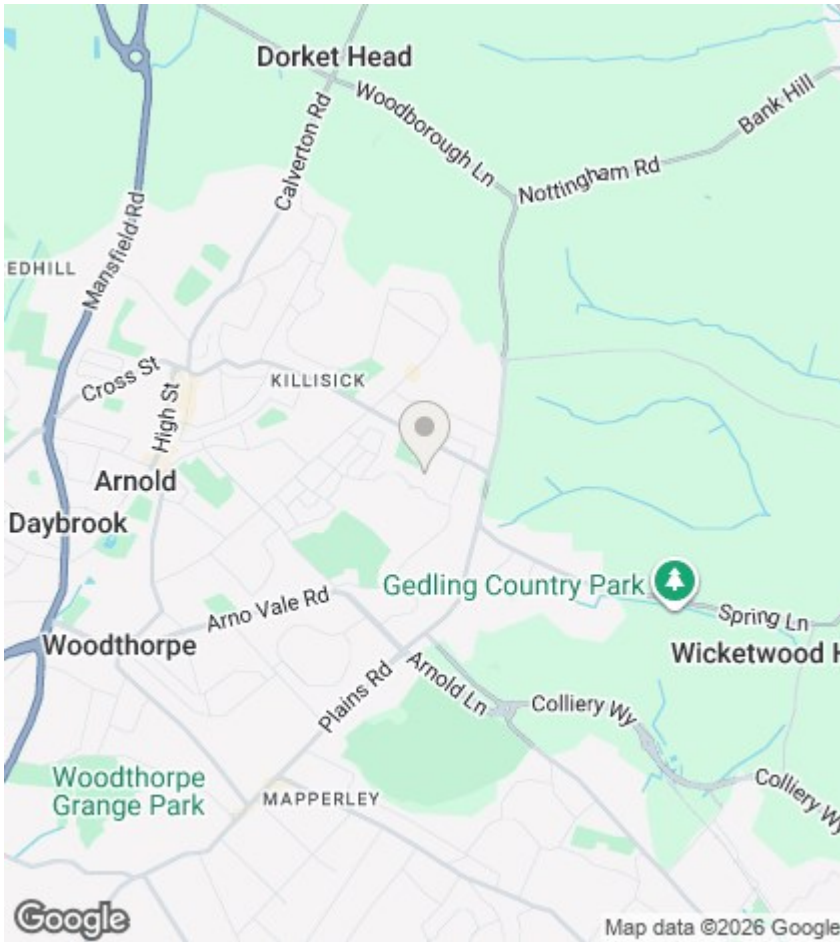
Gardens to the front and rear.

#### Air Source Heat Pump Information

Full information with regards to the Air Source Heat Pump can be emailed over to interested parties.







## Viewings

Viewings by arrangement only. Call 01159625003 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 