

# Mountain Ash

Edwalton  
Nottingham  
NG12 4GS

Guide Price £525,000



 0115 841 1155



- A four-bedroom detached home
- Open plan kitchen diner, with utility room
- Detached garage
- Sought-after Edwalton location
- Council Tax Band - E
- Family bathroom, en-suite and downstairs WC
- No Onward Chain!
- Drive with car port
- Highly regarded school catchment area
- Tenure - Freehold



0115 841 1155

## Mountain Ash Crescent, Edwalton, Nottingham, NG12 4GS

### Key Features

**NO UPWARD CHAIN!** Situated on a desirable corner position in Edwalton, this attractive detached family home offers spacious and versatile accommodation, complemented by a beautifully landscaped walled garden, a detached converted garage, driveway parking and a covered car port.

The accommodation is entered via a welcoming entrance hall with a useful ground floor WC and staircase rising to the first floor. To the front of the property, a generous dual-aspect lounge provides an excellent reception space, featuring a bay window and ample room for both relaxation and entertaining. To the rear, the impressive open-plan kitchen/dining room spans the width of the property, creating a superb social hub with extensive worktop space, central island and direct access to the garden. A separate utility room offers further practicality and additional storage.

To the first floor, the landing gives access to four bedrooms and the family bathroom. The principal bedroom is particularly spacious and benefits from a fitted en-suite shower room. Three further bedrooms provide excellent family accommodation. A contemporary family bathroom serves the remaining bedrooms.

Outside, the property enjoys a beautifully maintained and enclosed walled garden, thoughtfully landscaped to provide a private and attractive outdoor environment ideal for both families and entertaining. To the side, a detached garage has been converted to create a versatile space suitable for a home office, gym, studio or hobby room, while a driveway and car port provide ample off-street parking.

£131.38 Service/ Estate Charge PA.





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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

| Energy Efficiency Rating                    |                                                                                                               |           |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                       | Potential |
| Very energy efficient - lower running costs |                                                                                                               |           |
| (92 plus) <b>A</b>                          |                                                                                                               |           |
| (81-91) <b>B</b>                            |                                                                                                               |           |
| (69-80) <b>C</b>                            | 79                                                                                                            | 83        |
| (55-68) <b>D</b>                            |                                                                                                               |           |
| (39-54) <b>E</b>                            |                                                                                                               |           |
| (21-38) <b>F</b>                            |                                                                                                               |           |
| (1-20) <b>G</b>                             |                                                                                                               |           |
| Not energy efficient - higher running costs |                                                                                                               |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |

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