



Rose Way, Edwalton Nottingham NG12 4JE

welcome to

Rose Way, Edwalton Nottingham

*****CHAIN FREE*****

William h brown are pleased to offer this stunning four-bedroom detached family home, perfectly located close to local schools and amenities in Edwalton! VIEWING IS ESSENTIAL!



Entrance Hallway

Door to front aspect, radiator, storage and understairs cupboard, doors to:

Cloakroom

Mid level WC, wash hand basin, extractor fan, tiled splashback

Study

8' 9" x 6' 8" (2.67m x 2.03m)

Window to front aspect, radiator

Living Room

17' x 11' 5" (5.18m x 3.48m)

Window to front aspect, two radiators, television and media points

Kitchen/Diner

25' 5" x 14' 6" Max (7.75m x 4.42m Max)

Fitted kitchen with wall and base units, as well as a kitchen island with solid granite surfaces, electric oven and hob with cookerhood above, integral fridge/freezer, dishwasher, and 1 1/2 bowl stainless steel sink, windows and french doors to rear aspect and door to utility area.

Utility Area

With space and plumbing for washing machine and tumble dryer

Landing

Stairs from the entrance hallway, doors leading to all bedrooms and family bathroom,

Bedroom One

14' 3" x 9' 10" (4.34m x 3.00m)

Fitted wardrobes, radiator, window to front aspect, door to ensuite

Ensuite

Mid level WC, wash hand basin, shower cubicle, heated towel rail, partly tiled walls, extractor fan, window to side aspect

Bedroom Two

12' 7" x 8' 8" (3.84m x 2.64m)

Window to front aspect, radiator

Bedroom Three

9' 1" x 8' 1" (2.77m x 2.46m)

Window to rear aspect, radiator

Bedroom Four

9' 1" x 6' 4" (2.77m x 1.93m)

Bathroom

Mid level WC, wash hand basin, shower cubicle and bath with mixer taps, partly tiled walls, heated towel rail, extractor fan, window to side aspect

Externally

Externally the property boasts from a garage with power and lighting facilities, with a driveway in front providing parking for a minimum of two vehicles. The rear garden is fully enclosed and is predominantly laid to lawn, as well as a large patio area and side access gate.



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welcome to

Rose Way, Edwalton Nottingham

- FOUR BEDROOM DETACHED HOME
- TWO RECEPTION ROOMS
- HIGH QUALITY KITCHEN/DINER
- MAIN BEDROOM WITH ENSUITE
- GARAGE AND DRIVEWAY

Tenure: Freehold EPC Rating: B
Council Tax Band: F

offers in excess of

£485,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
WBF103481 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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