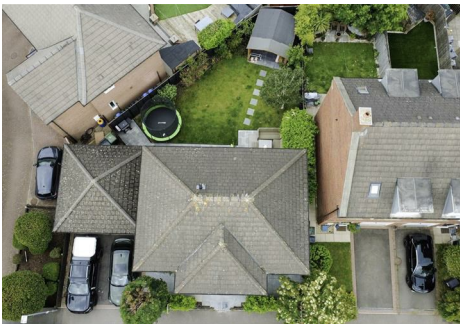




164 Edison Way, Nottingham, NG5 7NJ

Price Guide £425,000

- PRICE GUIDE £425,00 - £450,000. Spacious and Well Presented Four Bedroom Detached House
- Electric Car Charging Point
- Lounge and Kitchen/Diner
- Rear Garden
- Air Source Heat Pump with 13 year warranty remaining
- Ensuite, Bathroom and Downstairs W.C
- Garage and Office
- Popular Development and Cul-de-sac Location

164 Edison Way, Nottingham NG5 7NJ

PRICE GUIDE £425,000 - £450,000. Extremely well presented four bedroom detached house. Situated on a pleasant cul-de-sac. Air Source Heat Pump (with 13 year warranty). 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

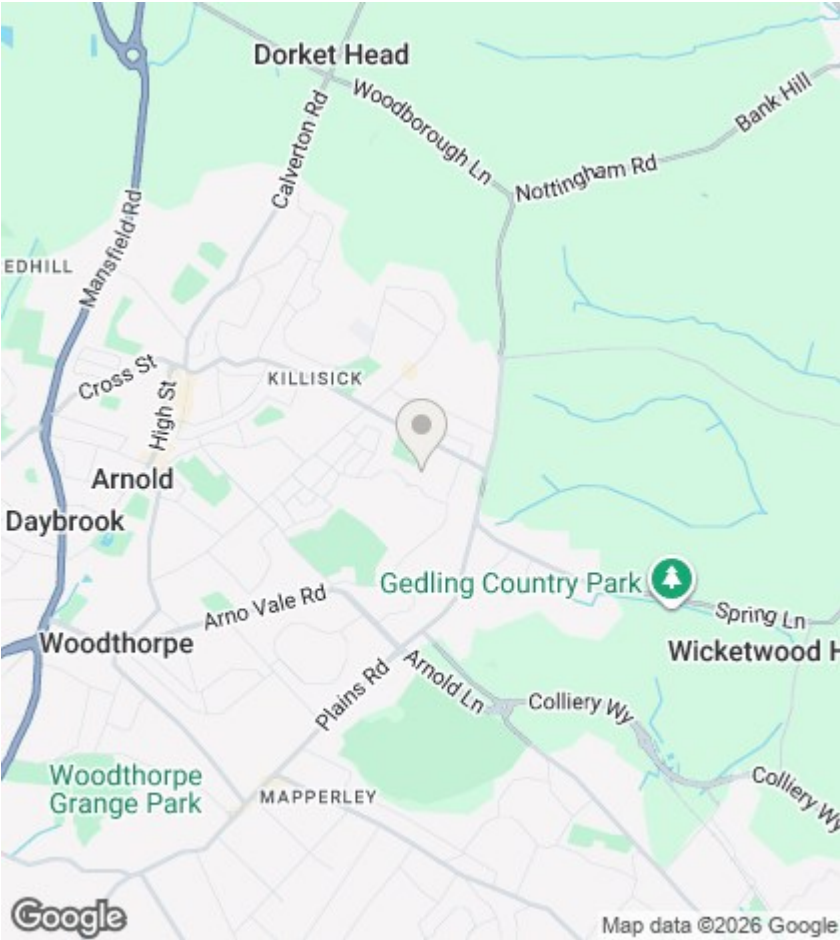
Gardens to the front and rear.

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:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	82
(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

Approximate Gross Internal Area
Main House - 1305 Sq.ft / 121.25 sq.m
Outbuilding - 303 Sq.ft / 28.15 sq.m

