

Bateman Close

Edwalton
Nottinghamshire
NG12 4HN

Offers In Excess Of £325,000



 0115 841 1155



- A three-bedroom semi-detached home
- Open plan kitchen diner
- Highly regarded school catchment area
- Ideal for first-time buyers, couples or families
- Council Tax Band - C
- Family bathroom, en-suite and downstairs WC
- Off road parking for three vehicles & EV charger
- Closed to local amenities
- Viewing essential!
- Tenure - Freehold



0115 841 1155

Bateman Close, Edwalton, Nottinghamshire, NG12 4HN

Key Features

This attractive three-bedroom semi-detached home offers modern, versatile living in a popular and sought-after area of Edwalton. Ideal for first-time buyers, couples or families, the property combines a practical layout with contemporary décor and excellent local amenities.

On entering, you are welcomed into a good-sized living room, which flows through into a stylish and neutrally decorated kitchen-diner. The improved from new kitchen is well equipped with integrated appliances, including a gas hob, double oven and fridge-freezer, while French doors provide a pleasant connection to the garden.

The rear garden is neatly presented, featuring a paved patio, lawn and useful storage, creating an enjoyable outdoor space for relaxing and entertaining. A convenient ground floor WC completes the accommodation.

To the first floor, the master bedroom benefits from its own en-suite shower room, with two further bedrooms served by a modern family bathroom featuring a shower over the bath.

Externally, the property benefits from a private driveway providing parking for three vehicles and an EV Charger, adding further practicality to this appealing home.

Edwalton is a popular residential area offering a combination of excellent schooling, green spaces and convenient transport links. Local schools include Edwalton Primary School and Rosecliffe Spencer Academy, with further secondary schooling available nearby in West Bridgford, including The West Bridgford School.

For outdoor enthusiasts, nearby green spaces include Sharphill Wood, Edwalton Fields Community Park and Edwalton Golf Centre.

Commuters are well catered for, with easy access to the A52 and M1, while regular Green Line 7 bus services provide convenient connections into Nottingham city centre.





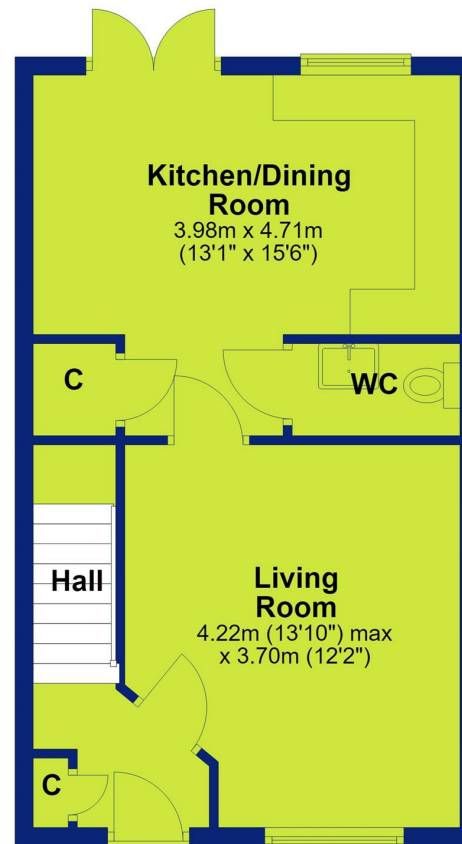
0115 841 1155

Bateman Close, Edwalton, Nottinghamshire, NG12 4HN



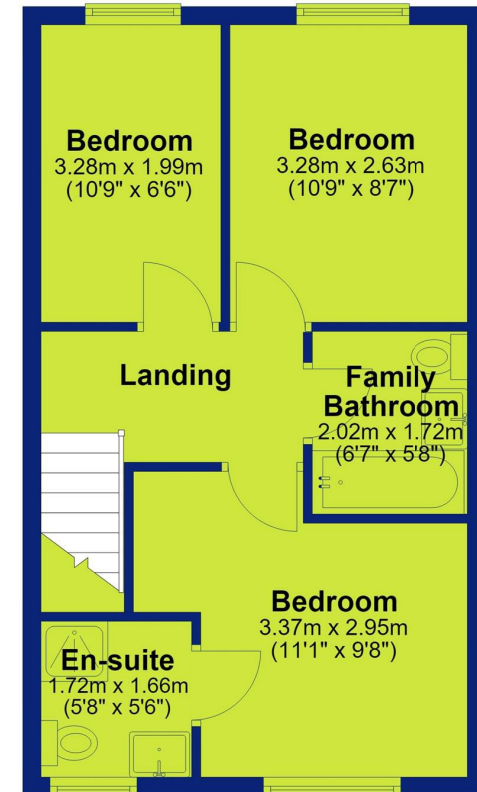
Ground Floor

Approx. 39.1 sq. metres (420.8 sq. feet)



First Floor

Approx. 39.1 sq. metres (420.8 sq. feet)



Total area: approx. 78.2 sq. metres (841.6 sq. feet)



0115 841 1155

Bateman Close, Edwalton, Nottinghamshire, NG12 4HN



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) A		96
(81-91) B	84	
(69-80) C		
(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 	

These sales particulars have been prepared by FHP Living on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst FHP Living have taken care in obtaining internal measurements, they should only be regarded as approximate.

Purchaser information - Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, FHP Living require any successful purchasers proceeding with a purchase to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill. This evidence will be required prior to FHP Living instructing solicitors in the purchase or the sale of a property.