


# Hollies Drive

Edwalton  
Nottingham  
NG12 4BZ

Guide Price £1,275,000



 0115 841 1155



- A stunning three-bedroom detached bungalow
- Family bathroom and two en-suites
- Off road parking
- Highly regarded school catchment area
- Council Tax Band - G
- Open plan kitchen/ lounge/ diner
- Hi-spec throughout
- Sought-after Edwalton location
- Viewing essential!
- Tenure - Freehold





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## Hollies Drive, Edwalton, Nottingham, NG12 4BZ

### Key Features

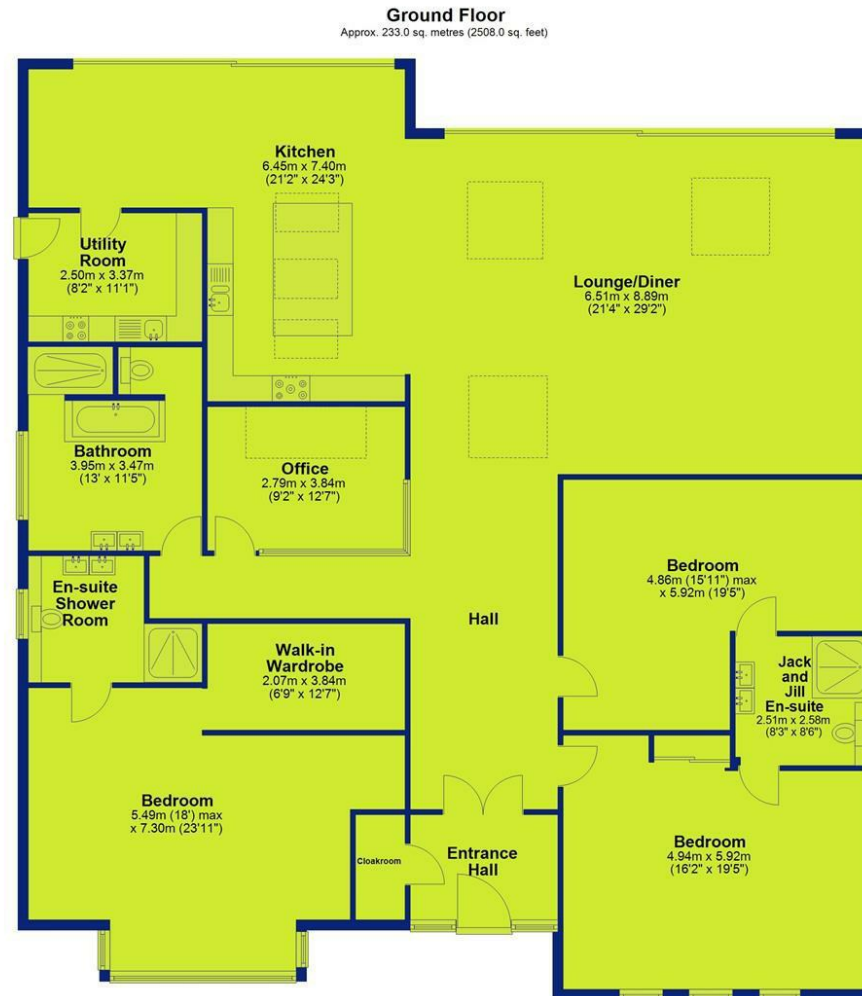
Step into the rare luxury of single-storey living in one of the area's most sought-after locations. This striking new build is a modern architectural marvel - sprawling across nearly 3,000 square feet of meticulously designed space. Rarely do homes of this calibre and convenience come to market, as developers often build upwards to maximise value. Here, however, style, substance, and serenity take centre stage.





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Total area: approx. 233.0 sq. metres (2508.0 sq. feet)





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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>                            |   |           |
| (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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