



65 Stanier Drive,
Edwalton, NG12 4HR

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Built by Taylor Wimpey, this modern semi detached home provides well presented accommodation arranged over two floors including; an entrance hallway, a kitchen, a lounge/dining room with French doors opening to the rear garden, plus a wc on the ground floor, with the first floor landing giving access to two bedrooms, and the bathroom.

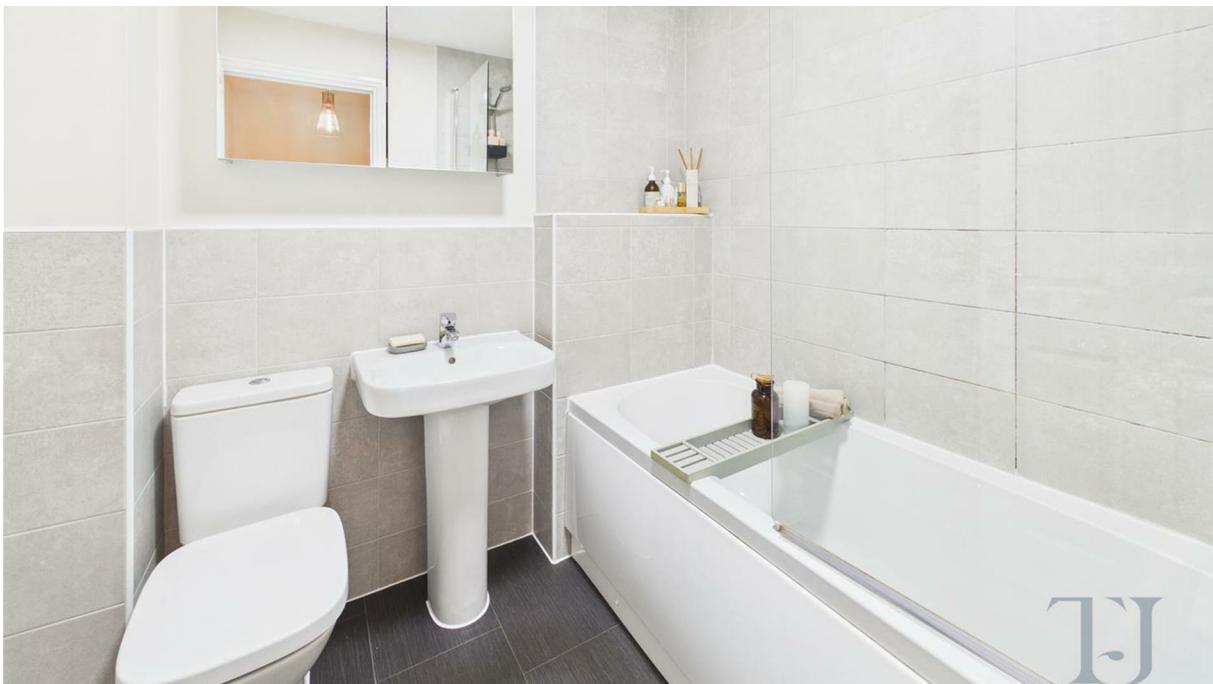
Benefiting from gas central heating, and double glazing, the property has an enclosed garden to the rear, shrub beds to the front, plus off road parking for two vehicles.

Situated in the sought after South Nottinghamshire suburb of Edwalton, the property is within easy reach of excellent local facilities. Main road routes and local transport links provide access to West Bridford, Nottingham, Leicester and surrounding villages.

Offered to the market with no upward chain. Viewing is recommended.

£280,000





ACCOMMODATION

The canopied composite entrance door opens to the entrance hallway. The entrance hallway has stairs rising to the first floor, doors into the lounge/dining room, and the ground floor wc, and open access the kitchen.

The kitchen has a range of wall, drawer and base units, a stainless steel sink and drainer unit with a mixer tap over, a built in fridge, a small dishwasher, plus an electric oven, and a four ring gas hob with an extractor over. The boiler is housed in a cupboard here, there is a window to the front, and wooden flooring.

The ground floor wc has a wash hand basin, and a wc.

Spanning the width of the property at the rear, the lounge/dining room has an under stairs storage cupboard, a ceiling light point, laminate flooring, and French doors opening out to the rear garden.

On reaching the first floor, the landing has doors into two bedrooms, and the bathroom.

Bedroom one has a window to the rear, a ceiling light point, and a radiator.

Bedroom two has two windows to the front, a ceiling light point, a radiator, and a storage cupboard.

Completing the accommodation, the bathroom has a three piece suite comprising; a bath with a tiled surround and a shower attachment and glazed screen over, plus a wash hand basin, and a wc. There is a wall mounted medicine cabinet, half height tiling to the walls, laminate flooring, and a heated towel rail.

OUTSIDE

At the front of the property a pathway, with shrub beds to both sides, leads to the entrance door.

There is a good size garden to the rear of the property which is fully enclosed and includes; two patio seating areas, a lawned area, plant and shrub borders, and a feature tree.

The property also has two parking spaces.

Council Tax Band

Council Tax Band B. Rushcliffe Borough Council.

Referral Arrangement Note

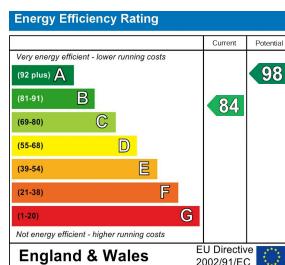
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