

HoldenCopley

PREPARE TO BE MOVED

Rose Way, Edwalton, Nottinghamshire NG12 4JE

Guide Price £325,000 - £350,000

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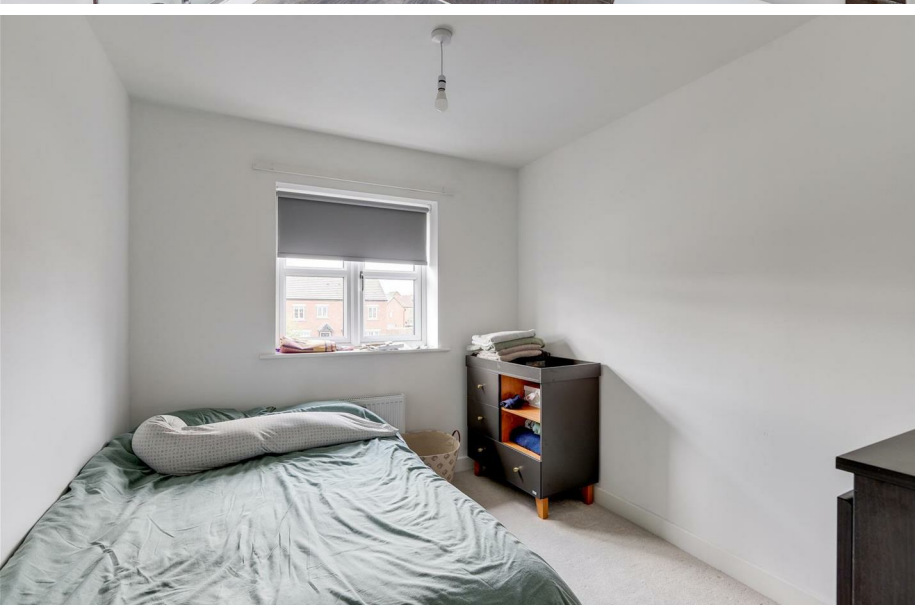
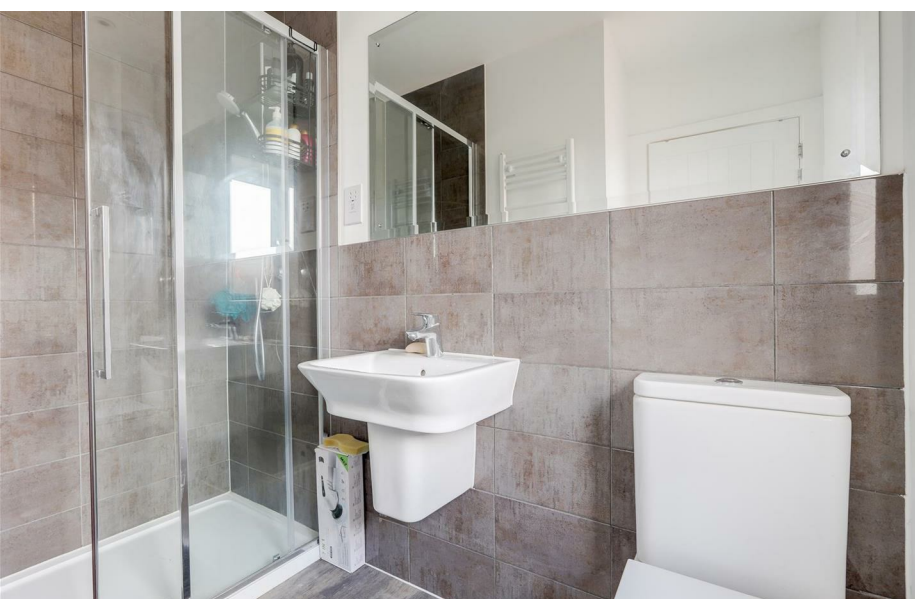
GUIDE PRICE £325,000 - £350,000

NO UPWARD CHAIN...

Offered to the market with no upward chain, this spacious and modern three-bedroom semi-detached home is ideally located in the highly sought-after and prestigious area of Edwalton. With a range of local amenities nearby, including shops, popular eateries, and well-regarded schools and just a short drive from the vibrant heart of West Bridgford, the property also benefits from excellent transport links and easy access into Nottingham City Centre. The ground floor opens with an entrance hall leading into a generous living room, perfect for relaxing or entertaining. At the heart of the home is a stylish kitchen diner, designed to meet all your culinary and family needs, complete with double French doors that open out onto the rear garden. Also on this level is a convenient utility area and a ground floor W/C. Upstairs, the property offers two double bedrooms and a comfortable single bedroom. The main bedroom features fitted wardrobes and a stylish en-suite, while a modern family bathroom serves the remaining bedrooms. Outside, the front of the property offers a driveway providing off-road parking and access to the detached garage. The rear garden is a great space for families or entertaining, featuring a patio seating area and a lawn.

MUST BE VIEWED!





- Semi-Detached House
- Three Bedrooms
- Spacious Reception Room
- Modern Kitchen Diner
- Utility Area & Ground Floor W/C
- Stylish En-Suite & Family Bathroom
- Driveway & Garage
- No Upward Chain
- Sought-After Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

6'11" x 4'3" (max) (2.11m x 1.32m (max))

The entrance hall has wood-effect flooring, carpeted stairs, a radiator and a single composite door providing access into the accommodation.

Living Room

14'3" x 11'11" (max) (4.36m x 3.65m (max))

The living room has carpeted flooring, a radiator, an in-built cupboard and a UPVC double-glazed window with fitted shutters to the front elevation.

Kitchen Diner

12'2" x 12'0" (max) (3.72m x 3.66m (max))

The kitchen diner has a range of fitted base and wall units with worktops, a composite sink and a half with a drainer and a swan neck mixer tap, an integrated oven, hob, extractor fan, dishwasher & fridge freezer, a radiator, recessed spotlights, tiled flooring and double French doors opening out to the rear garden.

Utility Area

6'0" x 3'2" (1.84m x 0.98m)

The utility area has a fitted base and wall units with a worktop, space and plumbing for a washing machine, a singular recessed spotlight and tiled flooring.

W/C

5'10" x 3'2" (1.78m x 0.99m)

This space has a low level dual flush W/C, a wash basin, a radiator, an extractor fan and wood-effect flooring.

FIRST FLOOR

Landing

9'9" x 6'8" (max) (2.98m x 2.05m (max))

The landing has carpeted flooring, access to the first floor accommodation and access to the loft.

Master Bedroom

11'3" x 9'7" (max) (3.43m x 2.93m (max))

The main bedroom has carpeted flooring, a radiator, in-built sliding door wardrobes, access to the en-suite and a UPVC double-glazed window to the rear elevation.

En-Suite

8'4" x 6'1" (max) (2.55m x 1.86m (max))

The en-suite has a low level dual flush W/C, a wash basin, a shower enclosure with a shower fixture, a wall-mounted electric shaving point, a heated towel rail, partially tiled walls, recessed spotlights, an extractor fan, wood-effect flooring and a UPVC double-glazed obscure window to the rear elevation.

Bedroom Two

11'8" x 8'9" (max) (3.58m x 2.68m (max))

The second bedroom has carpeted flooring, a radiator and a UPVC double-glazed window to the front elevation.

Bedroom Three

11'8" x 6'5" (max) (3.58m x 1.98m (max))

The third bedroom has carpeted flooring, a radiator, an in-built cupboard and a UPVC double-glazed window to the front elevation.

Bathroom

7'6" x 5'6" (max) (2.29m x 1.69m (max))

The bathroom has a low level dual flush W/C, a wash basin, a panelled bath with a handheld shower head, a heated towel rail, a wall-mounted electric shaving point, partially tiled walls, recessed spotlights, an extractor fan, wood-effect flooring and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is a driveway providing off-road parking, access to the garage, gated access to the rear garden, courtesy lighting and shrubs.

Garage

19'4" x 10'4" (5.91m x 3.17m)

The garage has courtesy lighting, power supply and an up-and-over door.

Rear

To the rear of the property is an enclosed garden with a paved patio, a lawn and fence panelling boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – OFNL, Openreach

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1800Mbps & Highest upload speed at 900Mbps

Phone Signal – Good coverage of Voice, 4G & 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years - The government website states this is a high risk of surface water.

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Rushcliffe Borough Council - Band C

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

Property Tenure is Freehold

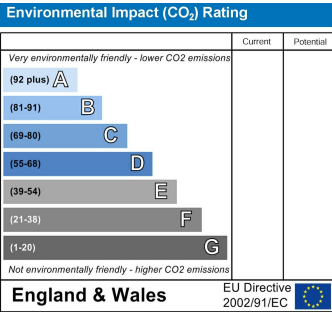
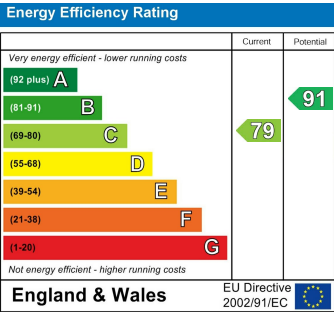
Service Charge in the year marketing commenced (£PA): £143.46

The information regarding service charges has been obtained from the vendor. HoldenCopley have checked the most recent statement for the service charge. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase. The information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

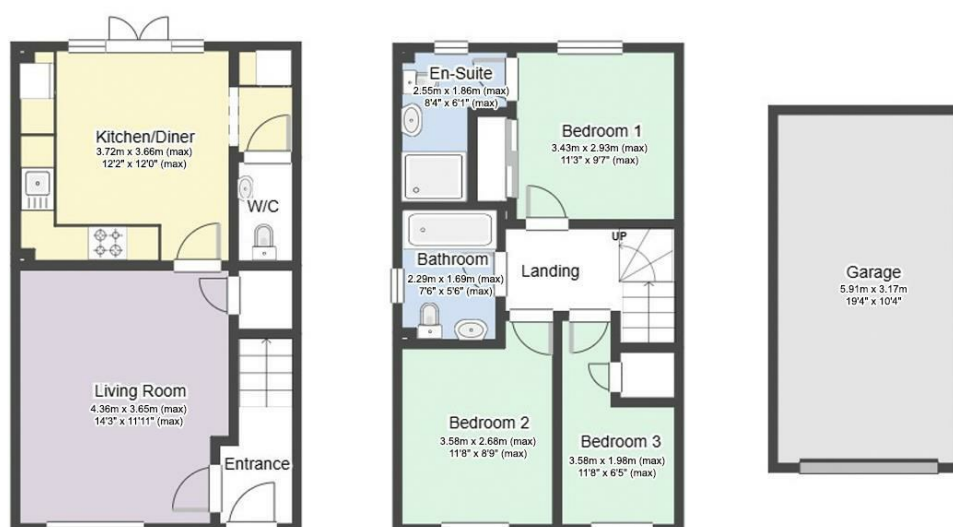
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.

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www.holdencopley.co.uk

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