

HoldenCopley

PREPARE TO BE MOVED

Bateman Close, Edwalton, Nottinghamshire NG12 4HN

£325,000

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LOCATION, LOCATION, LOCATION...

This well-presented three bedroom end terrace home is situated in the highly sought-after prestigious location of Edwalton. Located close to a variety of local amenities such as shops, eateries, and schools, as well as a short drive away from the vibrant West Bridgford, and benefits from excellent transport links including easy access into Nottingham City Centre. Built only in 2020, this home benefits from having a new build guarantee with 5 years remaining. Internally, the ground floor of the property offers a spacious living room, a convenient W/C, built-in storage, and a sleek and stylish fitted kitchen/diner with integrated appliances and a bright and airy atmosphere due to the double French doors to the rear garden - a perfect place for family cooking and casual dining! Upstairs, the first floor is home to the double master bedroom with its own private en-suite, and the remaining two bedrooms serviced by a three piece bathroom suite. With its streamlined minimalist design and its understated elegance, this property is ready to move into and make your own. Externally, the front of the property benefits from off-street parking for two cars. Meanwhile, the rear garden is a low-maintenance retreat, with a paved patio seating area, a decked seating area, and an artificial lawn - perfect to relax in the sun without the hassle of upkeep. This property effortlessly combines modern living with a warm, inviting atmosphere, making it the perfect place to call home. With its spacious layout, beautiful garden, and prime location, this is a home you won't want to miss.

MUST BE VIEWED





- End Terrace House
- Three Well-Proportioned Bedrooms
- Spacious Living Room
- Modern Fitted Kitchen/Diner & Integrated Appliances
- Ground Floor W/C
- Modern Three Piece Bathroom Suite & En-Suite
- Beautiful Low Maintenance Garden
- Off-Street Parking For Two Cars
- New Build Guarantee - 5 Years Remaining
- Prestigious Location - Must Be Viewed





GROUND FLOOR

Entrance Hall

6'5" max x 5'6" (1.96m max x 1.69m)

The entrance hall has carpeted flooring and stairs, an in-built storage cupboard, a radiator, and a single composite door providing access into the accommodation.

Living Room

13'10" max x 12'1" (4.23m max x 3.69m)

The living room has carpeted flooring, a radiator, a TV-point, and a UPVC double-glazed window to the front elevation.

Lobby

5'8" x 3'4" (1.75m x 1.02m)

The lobby has wood-effect flooring and a built-in storage cupboard.

W/C

6'0" x 3'4" (1.84m x 1.02m)

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

Kitchen/Diner

15'5" x 9'4" (4.70m x 2.87m)

The kitchen/diner has a range of fitted base and wall units with rolled edge worktops, a stainless steel sink and a half with a swan neck mixer tap and a drainer, an integrated double oven, an integrated electric hob with a stainless steel splashback and concealed extractor fan, an integrated dishwasher, an integrated washing machine, an integrated fridge freezer, wood-effect flooring, a radiator, space for a dining table, recessed spotlights, a UPVC double-glazed window to the rear elevation, and double French doors leading out to the rear elevation.

FIRST FLOOR

Landing

5'8" x 4'9" (1.75m x 1.46m)

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

Master Bedroom

12'0" max x 11'1" (3.66m max x 3.39m)

The main bedroom has carpeted flooring, a radiator, a UPVC double-glazed window to the front elevation, and access to the en-suite.

En-Suite

5'9" x 5'6" (1.76m x 1.68m)

The en-suite has a low level dual flush W/C, a pedestal wash basin with a mixer tap and splashback, a shower enclosure with a wall-mounted handheld shower fixture, wood-effect flooring, a chrome heated towel rail, recessed spotlights, an extractor fan, and a UPVC double-glazed obscure window to the front elevation.

Bedroom Two

10'8" x 8'7" (3.27m x 2.62m)

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

Bedroom Three

10'8" x 6'6" (3.27m x 1.99m)

The third bedroom has carpeted flooring, a radiator, a UPVC double-glazed window to the rear elevation.

Bathroom

6'7" x 5'6" (2.01m x 1.69m)

The bathroom has a low level dual flush W/C, a pedestal wash basin with a mixer tap and splashback, a panelled bath with a wall-mounted handheld shower fixture and glass shower screen, tiled flooring, a radiator, and an extractor fan.

OUTSIDE

Front

The front of the property offers off-street parking for two cars, access to the rear, and a planted area with mature bushes.

Rear

To the rear of the property is a low-maintenance garden with a paved patio seating area, a decked seating area, an artificial lawn, an outdoor tap, gated access, and fence panelled boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)

Phone Signal – Some 5G and all 4G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

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:

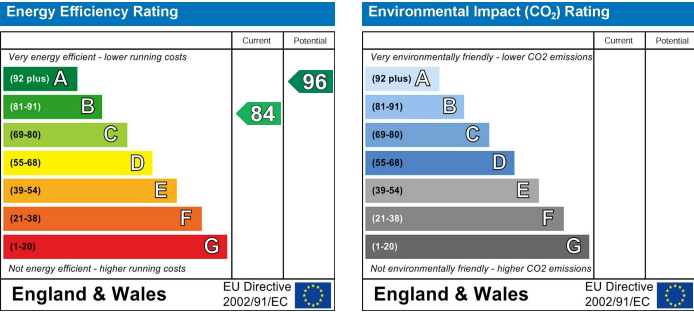
Property Tenure is Freehold.

Service Charge in the year marketing commenced (£PA): £130.68

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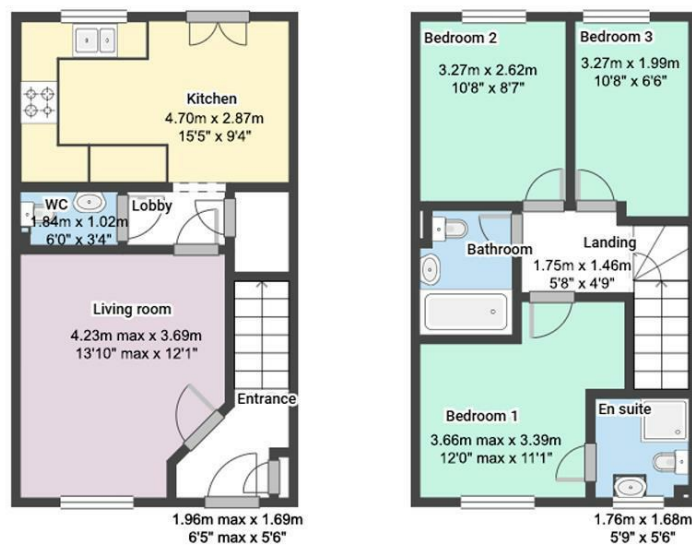
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving licence 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.

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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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