

# HoldenCopley

PREPARE TO BE MOVED

Hollies Drive, Edwalton, Nottinghamshire NG12 4BZ

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Offers In The Region Of

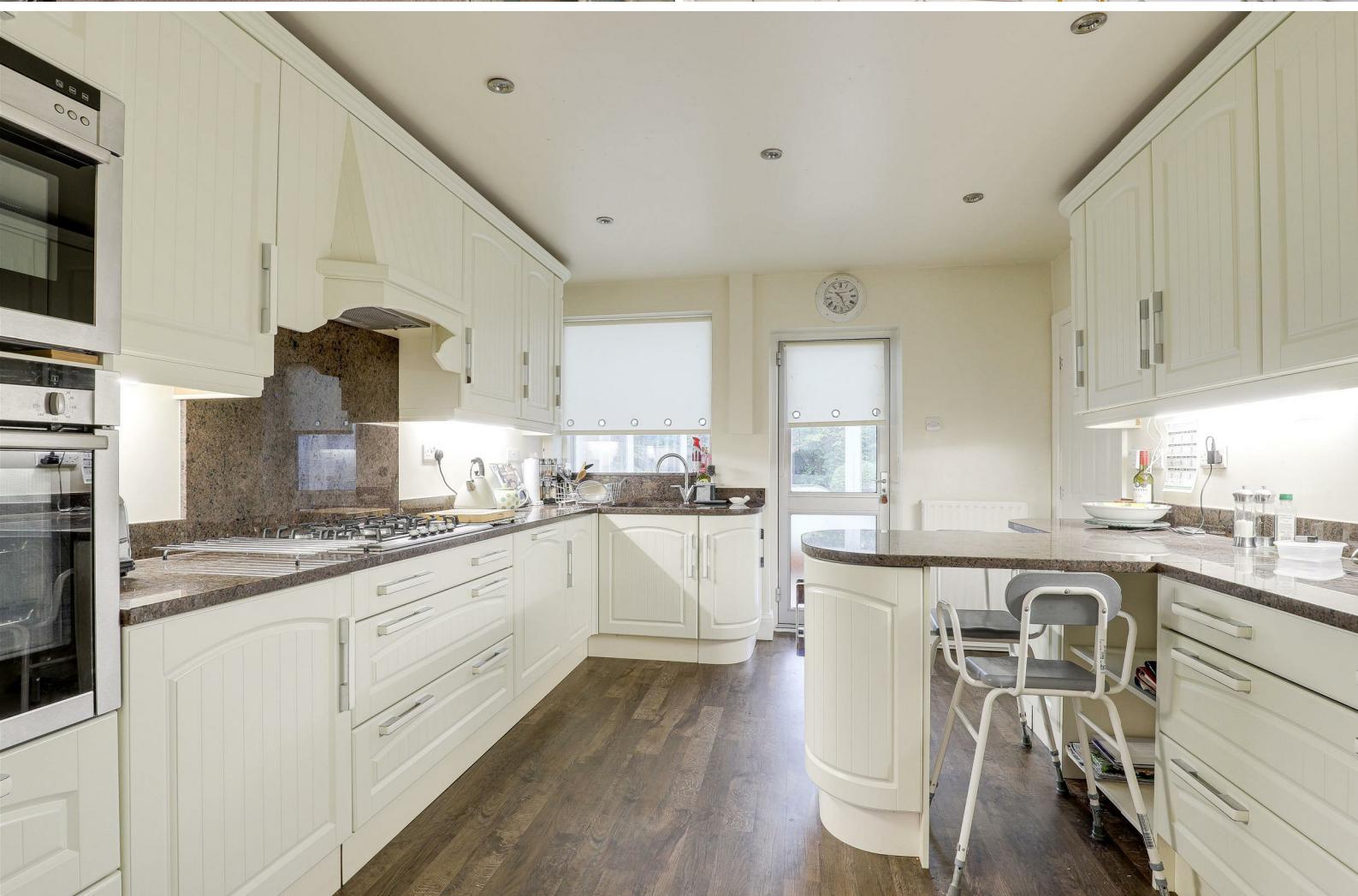
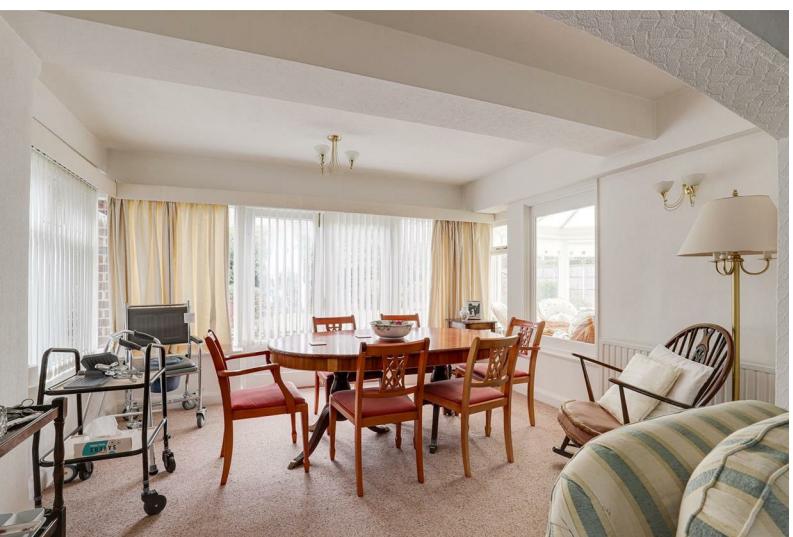
Hollies Drive, Edwalton, Nottinghamshire NG12 4BZ



NO UPWARD CHAIN...

Nestled in the sought-after area of Edwalton, this substantial detached house offers an exceptional opportunity for family living, combining spacious accommodation with a prime location. Situated close to an array of local amenities and falling within a highly regarded school catchment zone, the property is also just a short distance from the vibrant West Bridford, known for its parks, leisure facilities, shops, cafes, bars, and restaurants. Perfectly suited to family needs, the home is offered to the market with no upward chain. The ground floor comprises a welcoming porch and entrance hall, a generously sized living room with open access to the dining room, and a breakfast kitchen featuring Granite worktops and integrated appliances. Additional highlights include a large office, a bright conservatory, a convenient W/C, and a utility room. Upstairs, three spacious double bedrooms are complemented by a family bathroom, a separate W/C, and a Jack & Jill en-suite serving bedrooms two and three. Outside, the property boasts a driveway leading to a garage, while the rear garden is a true haven, complete with a large patio area, a lawn, and a variety of mature trees, plants, and shrubs, perfect for outdoor entertaining or relaxing in privacy.

MUST BE VIEWED





- Substantial Detached House
- Three Double Bedrooms
- Fitted Breakfast Kitchen
- Three Reception Rooms
- Large Conservatory
- Utility & W/C
- Bathroom, En-Suite & Separate W/C
- HIVE Heating
- Generous-Sized Garden
- Driveway & Garage





## GROUND FLOOR

### Porch

The porch has carpeted tiles, exposed brick walls, a wall-light fixture, panelled ceiling, full-height UPVC double-glazed window to the front elevation, and a single UPVC door providing access into the accommodation.

### Entrance Hall

The entrance hall has wooden flooring, carpeted stairs, an in-built cupboard, a radiator, and a wooden door with stained-glass inserts via the porch.

### Living Room

21'9" x 12'11" (6.65m x 3.94m)

The living room has a double-glazed bow window to the front elevation, further UPVC double-glazed windows to the side elevation, exposed beams on the ceiling, a TV point, a feature fireplace with a decorative surround and marble inset, wall-light fixtures, a radiator, and open access into the dining room.

### Dining Room

12'4" x 10'6" (3.77m x 3.21m)

The dining room has carpeted flooring, a radiator, wall-light fixtures, double-glazed windows to the side and rear elevation, and a single door providing access to the garden.

### Kitchen

12'9" x 10'10" (3.89m x 3.32m)

The kitchen has a range of fitted base and wall units with Granite worktops and a breakfast bar, under-cabinet lighting, an undermount sink and a half with a swan neck mixer tap, an integrated double oven, a five-ring gas hob with an extractor fan and Granite splashback, an integrated dishwasher, a radiator, Karndean flooring, an in-built cupboard, recessed spotlights, a double-glazed window to the rear elevation, and a single door leading into the conservatory.

### Conservatory

24'5" max x 10'2" max (7.45m max x 3.12m max)

The conservatory has tiled flooring, a radiator, a polycarbonate roof, a ceiling fan light, access into a store cupboard (which houses the boiler), a range of double-glazed windows to the rear elevation, double doors opening out to the rear garden, and a single door providing access to the front garden.

### W/C

This space has a low level flush W/C, an obscure window, and tiled flooring.

### Utility Room

10'8" x 9'8" (3.27m x 2.97m)

The utility room has fitted base units with a worktop, a Belfast style sink with taps, space and plumbing for a washing machine, space for a tumble-dryer, wall-mounted shelves, tiled flooring, tiled splashback, a radiator, an obscure window to the side elevation, and a single door providing access outdoors.

### Garage

20'0" x 10'2" (6.10m x 3.12m)

The garage has lighting, power points, an obscure window to the side elevation, and an up and over door opening out onto the front driveway.

### Office

17'6" x 7'10" (5.35m x 2.41m)

The office has a double-glazed bow window to the front elevation, a further double-glazed windows to the side elevation, a radiator, carpeted flooring, and recessed spotlights.

## FIRST FLOOR

### Landing

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

### Bedroom One

11'1" x 6'7" (3.64m x 2.03m)

The main bedroom has a double-glazed window to the front elevation, carpeted flooring, a radiator, wall-light fixtures, and a range of fitted furniture including wardrobes, bedside units and a dressing table.

### Bedroom Two

13'0" x 11'8" (3.98m x 3.56m)

The second bedroom has a double-glazed window to the side elevation, carpeted flooring, a radiator, wall-light fixtures, and access into the Jack & Jill en-suite.

### Jack & Jill En-Suite

10'1" x 4'5" (3.34m x 1.35m)

The en-suite has a low level dual flush W/C, a pedestal wash basin, a shower enclosure with a mains-fed shower, a chrome heated towel rail, vinyl flooring, fully tiled walls, an extractor fan, a double-glazed obscure window to the side elevation, a Velux window, and access into both bedroom two and bedroom three.

### Bedroom Three

11'4" x 16'1" (3.46m x 5.16m)

The third bedroom has a double-glazed window to the rear elevation, carpeted flooring, a radiator, and access into the Jack & Jill en-suite.

### W/C

This space has a low level dual flush W/C, tiled flooring, and a double-glazed obscure window to the rear elevation.

### Bathroom

8'4" x 6'7" (2.56m x 2.03m)

The bathroom has a pedestal wash basin, a double walk-in shower enclosure with a mains-fed shower, tiled flooring, fully tiled walls, a radiator, a chrome heated towel rail, an in-built double door cupboard, recessed spotlights, and a double-glazed obscure window to the rear elevation.

## OUTSIDE

### Front

To the front of the property is a block-paved driveway with access into the garage, courtesy lighting, a decorative gravelled area with trees, and gated access to the side passage.

### Rear

To the rear of the property is a private enclosed garden with a patio area, a dwarf wall, a lawn, a range of established trees, plants and shrubs, a greenhouse, a shed, an outdoor tap, and fence panelled boundaries.

## ADDITIONAL INFORMATION

Broadband – Virgin Media, Openreach

Broadband Speed - Ultrafast available - 1000 Mbps (download) 220 Mbps (upload)

Phone Signal – Some 4G / 5G coverage available

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk Area - Very low risk

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – dishwasher door is damaged

## DISCLAIMER

Council Tax Band Rating - Rushcliffe Borough Council - Band F

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.

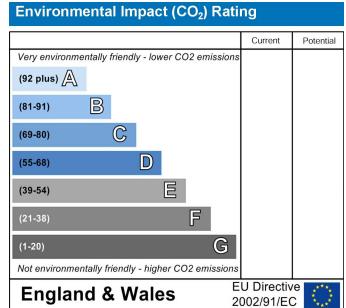
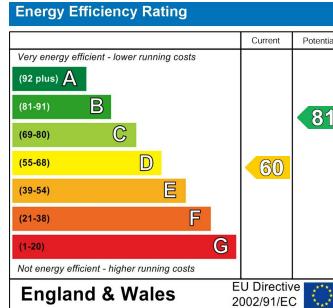
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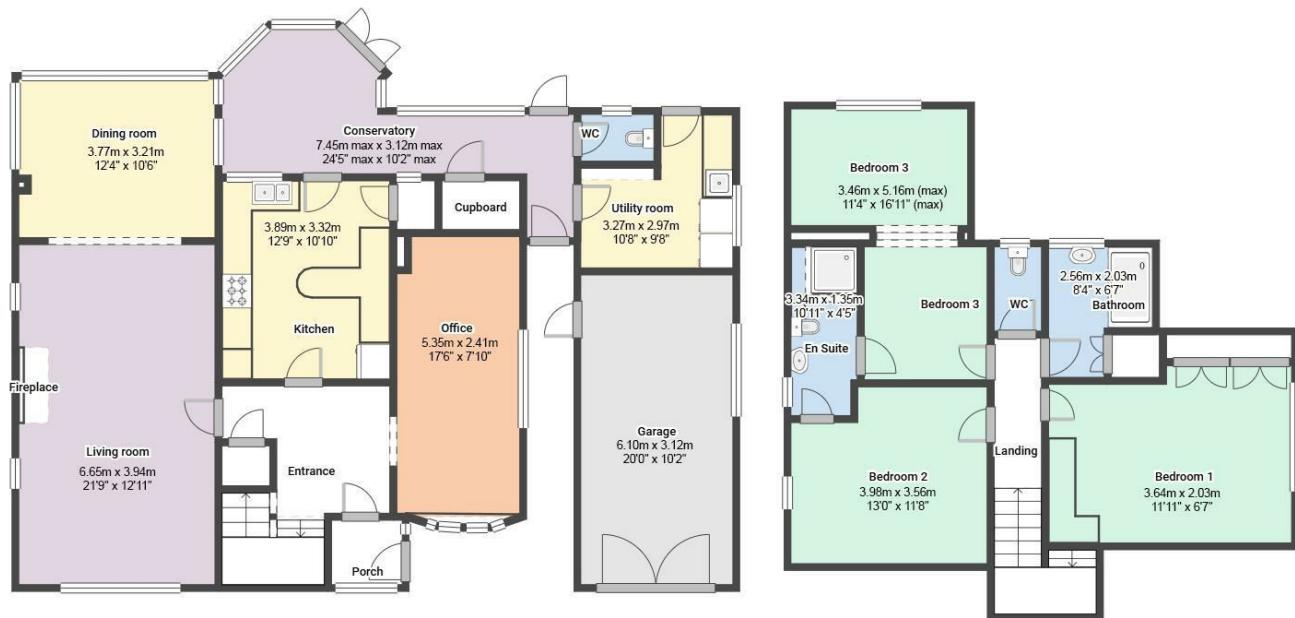
Property Tenure is Freehold

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**01156712555**

**2 Tudor Square, West Bridgford, Nottingham, NG2 6BT**

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