

HoldenCopley

PREPARE TO BE MOVED

Gum Tree Close, Edwalton, Nottinghamshire NG12 4FZ

Guide Price £400,000 - £425,000

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BEAUTIFULLY PRESENTED DETACHED FAMILY HOME...

This beautifully presented three-bedroom detached house offers spacious and stylish accommodation throughout, making it the perfect choice for a family buyer looking to move straight in. Situated in a highly sought-after location, the property is within easy reach of a range of local amenities including shops, top-rated schools, and excellent transport links — ideal for commuting families and professionals alike. To the ground floor, the property comprises an entrance hall, a convenient W/C, a generously sized reception room, and a modern fitted kitchen-diner complete with integrated appliances and French doors opening out to the rear garden — perfect for everyday family living and entertaining. The first floor offers three well-proportioned bedrooms, two of which benefit from built-in wardrobes, and the master bedroom also boasting a contemporary en-suite. There is also a modern three-piece family bathroom suite and access to a loft providing additional storage. Outside, the property enjoys a driveway providing off-street parking for three vehicles, leading to a detached garage. To the rear, there is a private, landscaped garden featuring a paved patio, a well-maintained lawn, and a composite decked seating area — ideal for relaxing or entertaining in the warmer months.

MUST BE VIEWED





- Detached Family Home
- Three Bedrooms
- Spacious Reception Room
- Modern Fitted Kitchen-Diner With Integrated Appliances
- Ground Floor W/C
- Modern Three Piece Bathroom Suite & En-Suite
- Off-Road Parking & Detached Garage
- Private Enclosed Landscaped Garden
- Highly Sought After Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

6’7" × 5’8" (2.02m × 1.73m)

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

W/C

3’4" × 4’6" (1.04m × 1.38m)

This space has a low level flush W/C, a pedestal wash basin, tiled flooring, a radiator, partially tiled walls and an extractor fan.

Living Room

10’2" × 16’1" (3.11m × 4.92m)

The living room has UPVC double-glazed windows to the front and side elevations, carpeted flooring, a radiator, a panelled feature wall and recessed spotlights.

Kitchen

7’2" × 17’0" (2.19m × 5.20m)

The kitchen has a range of gloss base and wall units with worktops and a tiled splashback, an integrated oven, a fridge-freezer, dishwasher and washing machine, a stainless steel sink with a drainer and a moveable swan neck mixer tap, tiled flooring, a built-in cupboard, a vertical radiator, recessed spotlights, a UPVC double-glazed window to the side elevation and a single composite door providing rear access.

Dining Room

8’5" × 13’0" (2.58m × 3.97m)

The dining room has UPVC double-glazed windows to the front and side elevations, tiled flooring, a radiator and UPVC double French doors providing access out to the garden.

FIRST FLOOR

Landing

8’10" × 12’5" (2.71m × 3.81m)

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

Master Bedroom

12’9" × 11’10" max (3.89m × 3.62m max)

The main bedroom has UPVC double-glazed windows to the front and side elevations, carpeted flooring, a radiator, a panelled feature wall, recessed spotlights, a fitted mirrored sliding door wardrobe and access into the en-suite.

En-Suite

4’7" × 7’2" (1.40m × 2.20m)

The en-suite has a low level flush W/C, a pedestal wash basin with a tiled splashback, a fitted shower enclosure with an electric shower and tiled walls, vinyl flooring, a chrome heated towel rail, an electric shaving point, an extractor fan and a UPVC double-glazed obscure window to the front elevation.

Bedroom Two

10’2" × 10’4" (3.12m × 3.17m)

The second bedroom has UPVC double-glazed windows to the front and side elevations, carpeted flooring, a radiator, a built-in cupboard and a built-in wardrobe.

Bedroom Three

6’9" × 7’4" (2.07m × 2.24m)

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

Bathroom

7’6" × 6’2" (2.31m × 1.90m)

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted panelled bath with a mains-fed shower and a glass shower screen, vinyl flooring, partially tiled walls, a radiator, recessed spotlights, an extractor fan and a UPVC double-glazed window to the side elevation.

OUTSIDE

Outside there is a driveway for three vehicles leading to a detached garage and a private landscaped garden with a paved patio, a lawn, a composite decked seating area, raised planters with shrubs and various plants and a single wooden gate.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas - Connected to Mains Supply

Septic Tank – No

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

Phone Signal – All 4G & 5G & some 3G available

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 D

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

The information regarding service charges has been obtained from the vendor.

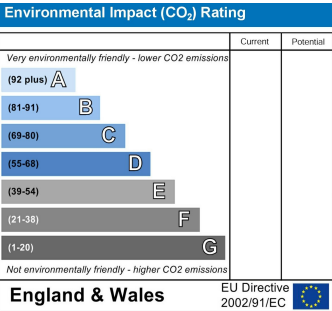
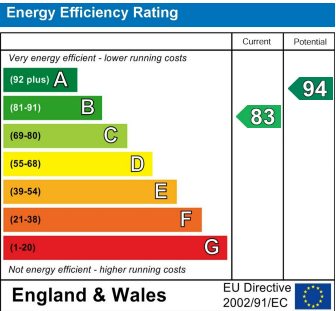
HoldenCopley have checked the most recent statement for the service charge. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase. The information will be confirmed by your 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.

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.

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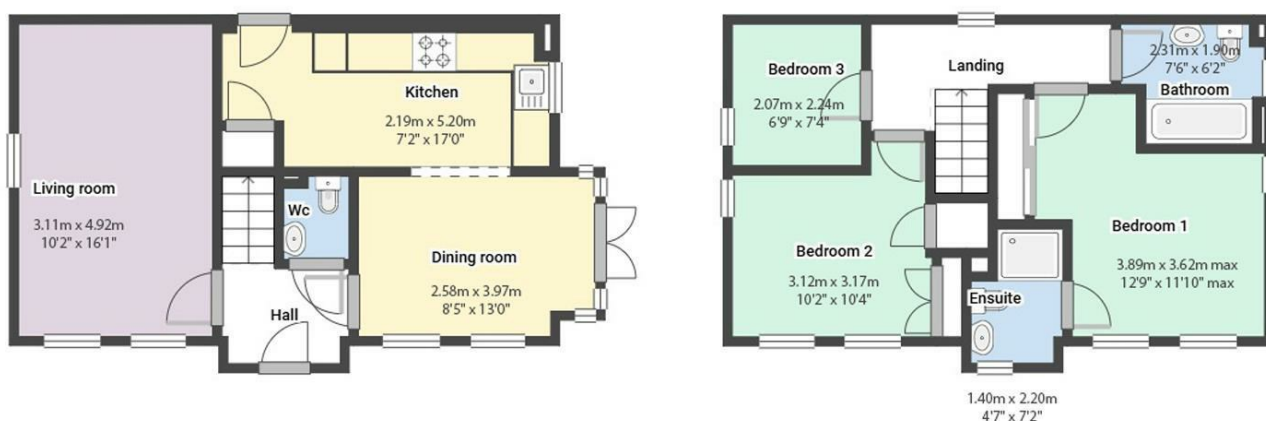
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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01156712555

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

www.holdencopley.co.uk

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