

HoldenCopley

PREPARE TO BE MOVED

Ironwood Close, Edwalton, Nottinghamshire NG12 4GJ

£375,000

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LOCATION LOCATION LOCATION...

Perfectly positioned on a quiet estate in a sought-after location, this well-presented three-storey semi-detached house offers deceptively spacious accommodation throughout, making it an ideal purchase for any family looking to move straight in. Enjoying convenient access to a wide range of local amenities—including nearby shops, top-rated schools, and excellent transport links. To the ground floor, the property features a bay-fronted reception room, a modern fitted kitchen-diner complete with integrated appliances and double French doors opening out to the garden, as well as a useful W/C. The first floor hosts two double bedrooms serviced by a three-piece bathroom suite. The second floor is dedicated to the master bedroom, benefitting from its own en-suite bathroom, creating a private retreat. Outside, the property boasts a driveway for two vehicles leading to a detached garage, while the rear garden offers a space for family living and entertaining, featuring a paved patio, a well-maintained lawn, and a decked seating area with a pergola.

MUST BE VIEWED





- Semi-Detached House
- Three Double Bedrooms
- Modern Fitted Kitchen-Diner
- Spacious Reception Room
- Ground Floor W/C
- Three Piece Bathroom Suite & En-Suite
- Off-Road Parking & Detached Garage
- Private Enclosed Rear Garden
- Sought After Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

4'6" x 4'10" (1.39m x 1.49m)

The entrance hall has laminate flooring, a radiator and single composite door providing access into the accommodation.

W/C

5'0" x 3'0" (1.53m x 0.93m)

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

Living Room

16'4" x 12'0" (5.00m x 3.67m)

The living room has a UPVC double-glazed bay window to the front elevation, carpeted flooring, two radiators and a built-in cupboard.

Hall

2'11" x 4'1" (0.89m x 1.25m)

The hall has carpeted flooring and stairs and a radiator.

Kitchen-Diner

15'5" x 10'5" (4.71m x 3.18m)

The kitchen-diner has a range of fitted gloss base and wall units with worktops, an integrated oven, fridge-freezer, dishwasher and washer/dryer, a gas hob with an extractor hood, a stainless steel sink with a drainer and a swan neck mixer tap, tiled flooring, space for a dining table, a radiator, a UPVC double-glazed window to the rear elevation and UPVC double French doors providing access out to the garden.

FIRST FLOOR

Landing

6'6" x 9'7" (2.00m x 2.94m)

The landing has carpeted flooring, a built-in cupboard and provides access to the first floor accommodation.

Bedroom Two

8'9" x 13'6" (2.68m x 4.14m)

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

Bedroom Three

8'9" x 12'2" (2.68m x 3.71m)

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

Bathroom

8'5" x 6'5" (2.58m x 1.97m)

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, tiled flooring, partially tiled walls, a heated towel rail, an extractor fan and a UPVC double-glazed obscure window to the rear elevation.

Landing

7'4" x 6'5" (2.25m x 1.97m)

The landing has a UPVC double-glazed window to the front elevation, carpeted flooring and stairs and provides access to the second floor accommodation.

SECOND FLOOR

Master Bedroom

15'7" x 20'3" (4.75m x 6.19m)

The main bedroom has a UPVC double-glazed window to the front elevation, two skylight windows, carpeted flooring, two radiators, access into the boarded loft and access into the en-suite.

En-Suite

3'10" x 8'2" (1.19m x 2.49m)

The en-suite has a low level flush W/C, a pedestal wash basin, a fitted shower enclosure with a electric shower, an electric shaving point, tiled flooring, partially tiled walls, a heated towel rail, recessed spotlights and an extractor fan.

OUTSIDE

Outside there is a driveway with space for two vehicles leading to a detached garage and a private garden with a paved patio, a lawn, a wooden decked seating area with a pergola, mature shrubs and trees, a single wooden gate and fence-panelled boundaries.

Garage

17'5" x 9'0" (5.31m x 2.75m)

The garage has lighting and an up and over garage door.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1800 Mbps and Upload Speed 220 Mbps

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

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years +

Very low chance of flooding

Flood Defenses – No

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

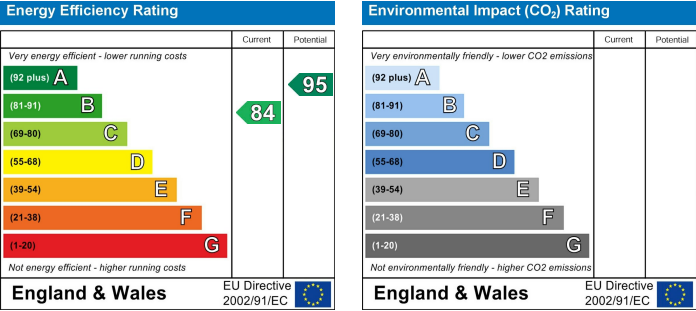
Service Charge in the year marketing commenced (£PA): £130.68

The information regarding service charge 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.

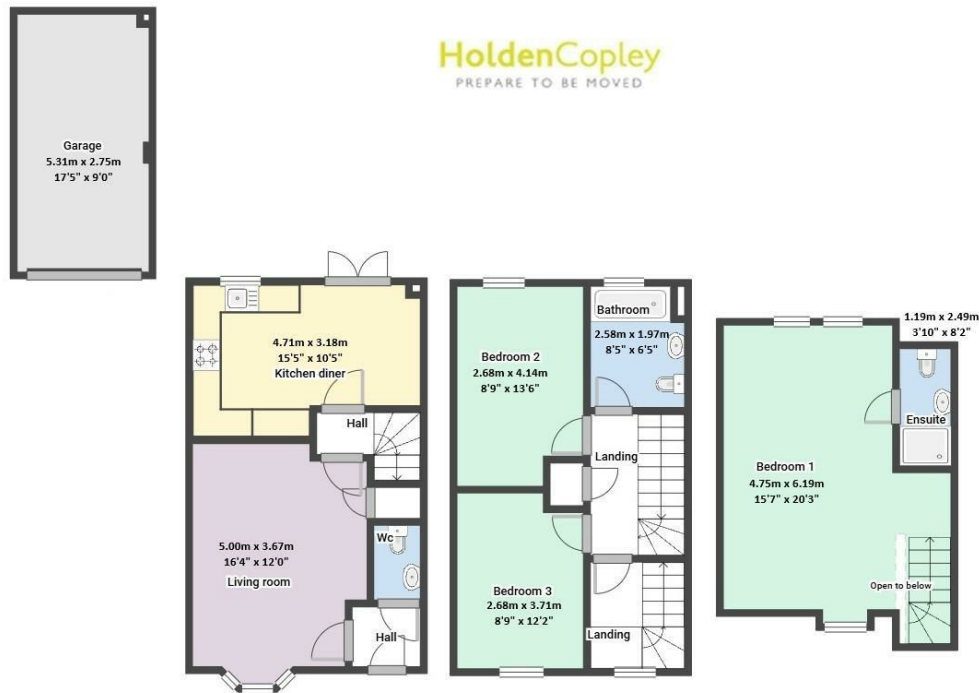
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to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

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01156712555

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

www.holdencopley.co.uk

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