

# HoldenCopley

PREPARE TO BE MOVED

Blackbird Crescent, Edwalton, Nottinghamshire NG12 4JN

Offers In The Region Of £860,000 - £850,000

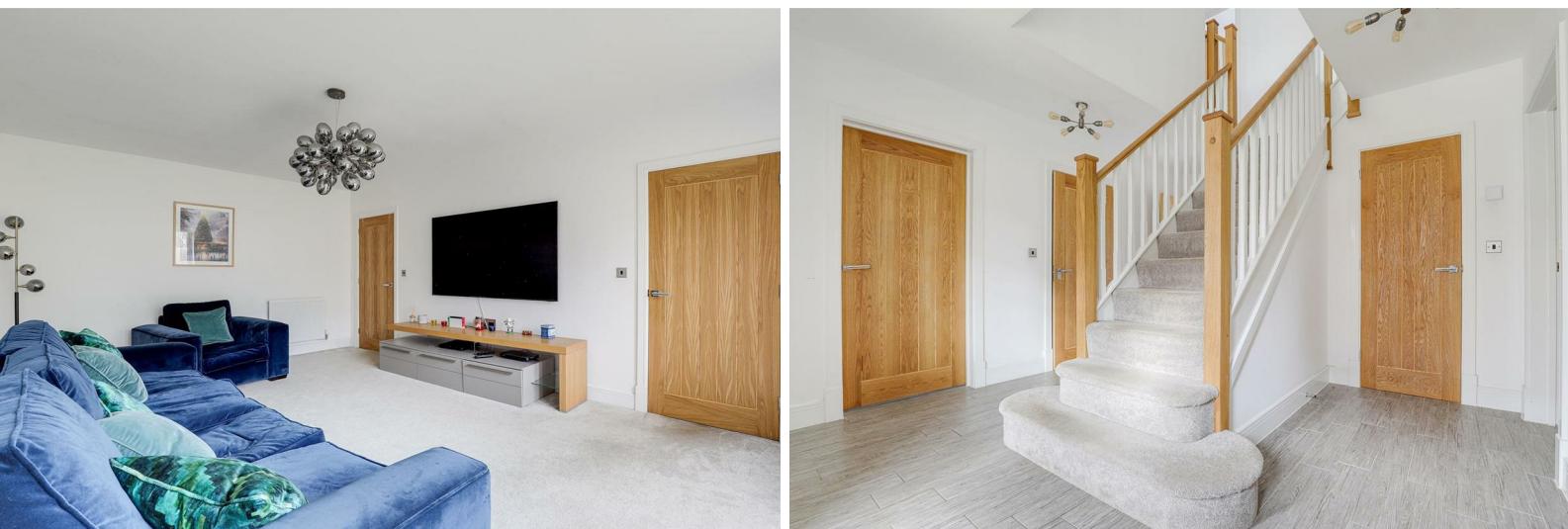
Blackbird Crescent, Edwalton, Nottinghamshire NG12 4JN



## YOUR NEW FAMILY HOME...

Situated in the highly desirable area of Edwalton, this substantial five-bedroom detached home offers exceptional modern living, perfect for a growing family looking to move straight in. Built in recent years, the property boasts spacious and well-presented accommodation, blending contemporary style with practical design. Upon entering, you are welcomed by a grand entrance hall, featuring a central staircase that sets the tone for the elegance within. The ground floor offers three versatile reception rooms, ideal for a formal lounge, playroom, or home office, along with a convenient WC and utility room. The heart of the home is the stylish fitted kitchen, complete with a breakfast bar island, a range of integrated appliances, and an open-plan living area, creating a perfect space for family gatherings and entertaining. The first floor is home to five generously sized double bedrooms, providing ample space for the whole family. These are serviced by three modern bathroom suites, including two en-suites to the first two bedrooms. Externally, the property continues to impress, with a double-width driveway leading to a detached double garage. The garage has been thoughtfully adapted, with the ground floor currently used as a gym and the first floor transformed into a private office space—ideal for those working from home. The private rear garden offers a peaceful retreat, perfect for outdoor dining and relaxation. With excellent local amenities, top-rated school catchments, scenic countryside walks, and strong transport links all within easy reach, this home presents a rare opportunity to secure a truly exceptional family residence in a prime location.

MUST BE VIEWED





- Substantial Detached House
- Five Double Bedrooms
- Three Reception Rooms
- Open Plan Breakfast Kitchen With Integrated Appliances
- WC & Utility
- Four-Piece Bathroom & Two En-Suites
- Two-Storey Detached Double Garage
- Driveway
- Private Garden
- Sought-After Location





## GROUND FLOOR

### Entrance Hall

12'0" x 15'3" (3.68m x 4.65m)

The entrance hall has grey wood-effect Porcelain tiled flooring, central staircase with carpeted flooring and solid oak handrails, solid oak internal doors, a wall-mounted security alarm panel, a radiator, an in-built storage cupboard, two UPVC double-glazed windows to the front elevation, and a composite door providing access into the accommodation.

### Cloak Cupboard

3'1" x 7'2" (0.94m x 2.20m)

### WC

3'8" x 5'11" (1.12m x 1.81m)

This space has a concealed dual flush WC, a pedestal wash basin, a radiator, grey wood-effect Porcelain tiled flooring, tiled splashback, a wall-mounted consumer unit, and an extractor fan.

### Dining Room

16'4" x 11'10" (4.98m x 3.63m)

The dining room has two UPVC double-glazed windows with bespoke fitted shutters to the front elevation, carpeted flooring, and two radiators.

### Breakfast Kitchen

14'1" x 14'0" (4.31m x 4.28m)

The kitchen has a range of fitted gloss base and wall units, a central breakfast bar island, an undermount sink and a half with a swan neck mixer tap and draining grooves, an integrated dishwasher, an induction hob with an extractor fan, two integrated ovens, an integrated microwave oven, an integrated coffee machine, an integrated fridge freezer, an integrated wine fridge, recessed spotlights, grey wood-effect Porcelain tiled flooring, a UPVC double-glazed window to the rear elevation, and open plan to the further dining / seating area.

### Open Plan Dining / Seating Area

12'5" x 14'11" (3.80m x 4.56m)

This space has grey wood-effect Porcelain tiled flooring, recessed spotlights, a radiator, full height UPVC double-glazed square bay windows to the rear elevation, and double French doors opening out to the rear garden.

### Utility

5'11" x 10'8" (1.82m x 3.27m)

The utility room has fitted gloss base and wall units, an undermount sink and a half with a mixer tap and drainer, an integrated washing machine, grey wood-effect Porcelain tiled flooring, a radiator, an extractor fan, and a single door providing side access to the driveway / double garage.

### Playroom

12'3" x 7'2" (3.74m x 2.19m)

This versatile room has a UPVC double-glazed window with a bespoke fitted shutter to the front elevation, carpeted flooring, and a radiator.

### Living Room

12'2" x 19'5" (3.73m x 5.94m)

The living room has carpeted flooring, a TV point, two radiators, UPVC double-glazed windows to the rear elevation, and double French doors opening out to the rear garden.

## FIRST FLOOR

### Landing

15'1" x 16'6" (4.61m x 5.04m)

The galleried landing has a UPVC double-glazed window with a bespoke-fitted shutter to the front elevation, carpeted flooring, a radiator, an in-built cupboard, and provides access to the first floor accommodation.

### Bedroom One

10'10" x 15'7" (3.31m x 4.77m)

The first bedroom has two UPVC double-glazed windows with bespoke fitted shutters to the front elevation, carpeted flooring, two radiators, a TV point, fitted sliding mirrored door wardrobes, and access into the dressing room followed by the en-suite.

### Dressing Room

4'1" x 5'1" (1.25m x 1.55m)

The dressing area has carpeted flooring and fitted sliding door wardrobes.

### En-Suite

9'8" x 5'1" (2.97m x 1.57m)

The main en-suite has a concealed dual flush WC, a wall-hung wash basin, a shower enclosure with an overhead rainfall shower and a mains-fed shower, an electrical shaving point, wood-effect flooring, partially tiled walls, a chrome heated towel rail, recessed spotlights, an extractor fan, and a UPVC double-glazed obscure window to the side elevation.

### Bedroom Two

11'1" x 14'6" (3.64m x 4.42m)

The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, a TV point, an in-built cupboard, an in-built wardrobe, and access into the second en-suite.

### En-Suite Two

4'6" x 8'2" (1.39m x 2.49m)

The second en-suite has a concealed dual flush WC, a wall-hung wash basin, a shower enclosure with a mains-fed shower, tiled flooring, partially tiled walls, a chrome heated towel rail, recessed spotlights, an extractor fan, and a UPVC double-glazed obscure window to the rear elevation.

### Bedroom Three

11'1" x 14'0" (3.39m x 4.27m)

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

### Bedroom Four

11'1" x 10'3" (3.40m x 3.14m)

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

### Bedroom Five

11'10" x 9'11" (3.62m x 3.03m)

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

## Bathroom

9'9" x 7'2" (2.98m x 2.19m)

The bathroom has a concealed dual flush WC, a wall-hung wash basin, a panelled bath, a shower enclosure with a mains-fed shower, tiled flooring, partially tiled walls, a chrome heated towel rail, recessed spotlights, an extractor fan, and a UPVC double-glazed obscure window to the side elevation.

## OUTSIDE

### Front

To the front of the property is a patio pathway with a planted border, courtesy lighting, a double-with driveway and access into the detached double garage.

### Double Garage

16'7" x 16'1" (5.07m x 4.92m)

The double garage, currently used as a gym, is well-equipped with lighting, power points, and two up-and-over doors providing access to the front driveway. A single door also offers direct access to the garden.

### First Floor Office

16'0" x 14'4" (4.89m x 4.39m)

Situated on the first floor of the detached double garage is a versatile office space. It features a UPVC double-glazed window to the front elevation, grey wood-effect porcelain tiled flooring, and a wall-mounted electric heater. A door provides convenient access to the garden via an external staircase.

### Rear

To the rear of the property is a private enclosed garden with paved patio, a lawn, courtesy lighting, and fence panelled boundaries.

## ADDITIONAL INFORMATION

Broadband Networks - Openreach, Virgin Media

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

Phone Signal - Good 4G / 5G coverage

Electricity - Mains Supply

Water - Mains Supply

Heating - Gas Central Heating - Connected to Mains Supply

Septic Tank -

Sewage - Mains Supply

Flood Risk - No flooding in the past 5 years+

Flood Risk Area - Very low risk

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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	92	
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



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](http://www.holdencopley.co.uk)

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