

HoldenCopley

PREPARE TO BE MOVED

Hallfields, Edwalton, Nottinghamshire NG12 4AA

Guide Price £800,000 - £825,000

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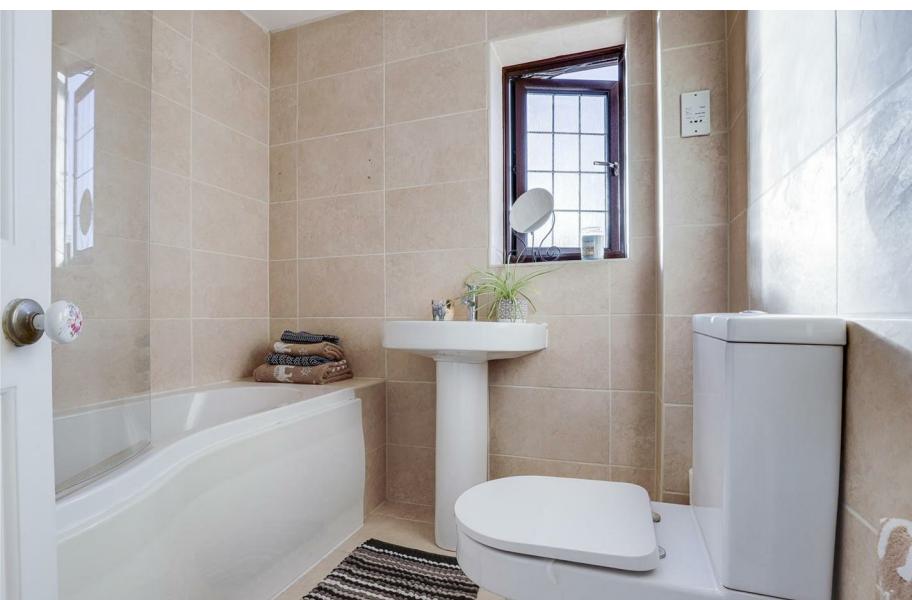
GUIDE PRICE £800,000 - £825,000

SOUGHT AFTER LOCATION...

This well-presented four-bedroom detached home combines contemporary design with practical family living, located in the highly sought-after area of Edwalton. The property is ideally positioned within easy reach of excellent local amenities, highly regarded schools, and well-connected transport links, offering a perfect balance of luxury, comfort, and convenience. Entering the property, you are greeted by a welcoming entrance hall that provides access to the spacious living room, featuring sliding patio doors that open directly onto the rear garden, creating a light and airy space ideal for relaxing or entertaining. Adjacent is a cosy snug, perfect for quiet evenings, and a versatile study, suitable for working from home. The modern fitted kitchen is designed with a central island and offers open access to the dining room, which benefits from dual aspects to both the front and rear gardens, providing a bright and inviting space for family meals. Completing the ground floor is a convenient w/c. Upstairs, the property offers four generously sized double bedrooms. Two of the bedrooms feature fitted wardrobes, while the master suite enjoys a private en-suite bathroom, offering a peaceful retreat. A well-appointed three-piece family bathroom completes the first floor accommodation. Externally, the property offers excellent curb appeal with gravelled areas and a block-paved driveway leading to a double garage. The rear garden is fully enclosed and designed for both leisure and entertaining. It includes a paved patio ideal for al fresco dining, a well-maintained lawn, and a charming summer house. A second patio seating area provides an additional space for relaxation or social gatherings. The garden is beautifully landscaped with a variety of established plants and mature trees, while the combination of hedging and a brick wall ensures privacy and a sense of seclusion.

MUST BE VIEWED





- Detached House
- Four Bedrooms
- Four Reception Rooms
- Fitted Kitchen
- Three-Piece Bathroom Suite

• En-Suite To The Master

Bedroom

- Double Garage & Driveway
- Enclosed Rear Garden
- Sought After Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

9'11" x 15'2" (3.03m x 4.63m)

The entrance hall has wood flooring, carpeted stairs, coving to the ceiling, a radiator, an double glazed door with stained glass inserts providing access into the accommodation.

WC

5'11" x 4'11" (1.81m x 1.52m)

This space has a double glazed obscure window to the front elevation, a low level flush W/C, a pedestal wash basin, a radiator, partially tiled walls, and tiled flooring.

Living Room

11'0" x 21'7" (3.59m x 6.60m)

The living room has a double glazed window to the front elevation, a radiator, a feature fireplace, coving to the ceiling, a ceiling rose, a TV point, carpeted flooring, and sliding patio doors opining to the rear garden.

Snug

11'10" x 9'10" (3.62m x 3.02m)

The snug has a double glazed window to the rear elevation, a TV point, a radiator, coving to the ceiling, a ceiling rose, and carpeted flooring.

Kitchen

11'8" x 12'0" (3.57m x 3.68m)

The kitchen has a range of fitted base and wall units with a central island and worktops, a stainless steel sink and half with a swan neck mixer tap and drainer, an integrated oven, an integrated microwave, a gas ring hob and extractor hood, space for an American fridge freezer, a radiator, recessed spotlights, coving to the ceiling, tiled splashback, wood flooring, two double glazed window to the rear elevation, and open access into the dining room.

Dining Room

8'9" x 16'11" (2.67m x 5.18m)

The dining room has wood flooring, a wall-mounted heater, recessed spotlights, an extractor fan, a double glazed surround, a Velux window, and dual aspect doors opening to the garden.

Study

6'11" x 9'3" (2.12m x 2.83m)

The study has a double glazed window to the front elevation, a radiator, coving to the ceiling, and carpeted flooring.

FIRST FLOOR

Landing

9'8" x 13'10" (2.96m x 4.23m)

The landing has a double glazed window to the front elevation, an in-built cupboard, carpeted flooring, coving to the ceiling, a ceiling rose, access into the boarded loft with lighting, and access to the first floor accommodation.

Bedroom One

11'8" x 11'8" (3.57m x 3.56m)

The first bedroom has a double glazed window to the rear elevation, a radiator, fitted wardrobes, coving to the ceiling, carpeted flooring, and access into the en-suite.

En-Suite

9'8" x 5'0" (2.97m x 1.54m)

The en-suite has a double glazed obscure window to the front elevation, a low level flush W/C, a pedestal wash basin, a walk-in shower with a wall-mounted rainfall and handheld shower fixture, a chrome heated towel rail, a shaver socket, floor-to-ceiling tiling, and tiled flooring.

Bedroom Two

11'1" x 12'4" (3.65m x 3.77m)

The second bedroom has a double glazed window to the rear elevation, a radiator, fitted wardrobes, coving to the ceiling, and wood-effect flooring.

Bedroom Three

11'10" x 8'11" (3.63m x 2.73m)

The third bedroom has a double glazed window to the front elevation, a radiator, coving to the ceiling, and wood-effect flooring.

Bedroom Four

11'7" x 8'4" (3.54m x 2.56m)

The fourth bedroom has a double glazed window to the rear elevation, a radiator, coving to the ceiling, an in-built cupboard, and wood-effect flooring.

Bathroom

6'5" x 6'9" (1.98m x 2.07m)

The bathroom has a double glazed obscure window to the front elevation, a low level flush W/C, a pedestal wash basin, a panelled bath with a handheld shower fixture and shower screen, a shaver socket, a radiator, floor-to-ceiling tiling, and tiled flooring.

OUTSIDE

Front

To the front of the property are gravelled areas, a block paved driveway with access into the double garage.

Double Garage

17'8" x 17'2" (5.41m x 5.25m)

The double garage has a window and door opening to the rear garden, lighting, electrics, ample storage, and tow up-and-over doors opening out to the driveway.

Rear

To the rear of the property, there is a fully enclosed garden offering a combination of relaxation and greenery. It features a paved patio area perfect for outdoor dining, a well-maintained lawn, and a charming summer house. Additionally, there is a second patio seating area, ideal for quiet enjoyment or entertaining guests. The garden is adorned with a variety of established plants and mature trees, and is securely enclosed by a combination of hedging and a brick wall, providing both privacy and a sense of seclusion.

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 1800Mbps and Upload Speed 220Mbps

Phone Signal – Some voice coverage of 3G, 4G & 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

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.

The vendor has advised the following:

Property Tenure is Freehold

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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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	



This floorplan is for illustrative purposes only.

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