

HoldenCopley

PREPARE TO BE MOVED

Wellin Lane, Edwalton, Nottinghamshire NG12 4AS

Guide Price £425,000

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GUIDE PRICE £425,000 - £450,000

LOCATION, LOCATION, LOCATION...

This well-presented detached home is set in the highly sought-after area of Edwalton. The location is known for its excellent local amenities, a great selection of shops and eateries, and access to some of the area's top-rated schools. It also offers superb transport links, making it easy to get into Nottingham City Centre and further afield. Inside, the house features an entrance hall leading to a comfortable living room with a bay window and a recessed chimney breast with a log burner. There's also a separate study, a dining room with sliding patio doors opening onto the rear garden, and a fitted kitchen. From the rear hallway, there's access to the garden and a ground-floor shower room with a three-piece suite. Upstairs, there are two good-sized double bedrooms and a smaller third bedroom, ideal as a child's room or home office. The first floor also has a two-piece bathroom suite and a separate W/C. Outside, the front of the property includes a gravelled area, courtesy lighting, a driveway leading to the small garage, and gated side access to the rear garden. The rear garden is private and south-facing, enjoying plenty of sun throughout the day. It has a patio area, a lawn with well-stocked borders of mature plants and shrubs, and features such as an outside tap and more courtesy lighting. There's a brick-built outbuilding with lighting, power, and plumbing for a washing machine, along with two garden sheds and a greenhouse. The garden is fully enclosed with panel fencing and has gated rear access

MUST BE VIEWED





- Detached House
- Three bedrooms
- Living Room
- Study & Dining Room
- Fitted Kitchen
- Two Bathrooms & Separate WC
- Garage & Driveway
- Enclosed South Facing Rear Garden
- Sought After Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

12'5" x 7'0" (3.79m x 2.15m)

The entrance hall has a UPVC double glazed obscure window to the side elevation, an under-stairs cupboard, a radiator, Karndeian flooring, and a UPVC door providing access into the accommodation.

Living Room

14'2" x 12'2" (4.32m x 3.71m)

The living room has a UPVC double glazed bay window to the front elevation with stained glass inserts, a radiator, a recessed chimney breast alcove housing a log burner, a TV point, and wood-effect flooring.

Study

7'8" x 8'11" (2.36m x 2.72m)

The study has a skylight, access into the loft space, recessed spotlights, and wood-effect flooring.

Dining Room

18'7" x 11'1" (5.68m x 3.39m)

The dining room has wood-effect flooring, two radiators, wood-effect flooring, and sliding patio doors opening to the rear garden.

Kitchen

11'0" x 9'11" (3.36m x 3.03m)

The kitchen has a range of fitted base and wall units with worktops, a composite sink and half with a drainer and swan neck mixer tap, an integrated double oven, ceramic hob and extractor hood, an integrated fridge, an integrated washing machine, an integrated dishwasher, a radiator, an open cupboard with a window to the side elevation, a tiled splashback, vinyl-tiled flooring, a UPVC double glazed window to the rear elevation, and a UPVC door opening to the side of the property.

Rear Hall

3'2" x 6'7" (0.98m x 2.02m)

The rear hall has vinyl flooring, a radiator, space for a fridge freezer, and a UPVC door opening out to the rear garden.

Shower Room

5'5" x 6'7" (1.66m x 2.02m)

The shower room has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a counter-top wash basin, a shower enclosure with a wall-mounted shower fixture, a chrome heated towel rail, an extractor fan, partially tiled walls, and vinyl flooring.

FIRST FLOOR

Landing

7'2" x 9'8" (2.20m x 2.95m)

The landing has a UPVC double glazed obscure window to the side elevation, carpeted flooring, access into the part bordered loft with lighting, and access to the first floor accommodation.

Bedroom One

12'2" x 12'6" (3.72m x 3.82m)

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

Bedroom Two

12'4" x 11'1" (3.78m x 3.38m)

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

Bedroom Three

8'4" x 7'2" (2.55m x 2.19m)

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

Bathroom

5'6" x 7'0" (1.69m x 2.15m)

The bathroom has a UPVC double glazed obscure window to the rear elevation, a pedestal wash basin, a panelled bath, a radiator, a in-built cupboard, partially tiled walls, and vinyl flooring.

W/C

5'8" x 2'7" (1.73m x 0.81m)

This space has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, and vinyl flooring.

OUTSIDE

Front

To the front of the property is courtesy lighting, a gravelled area, a driveway to the garage, and gated access to the rear garden.

Garage

8'5" x 9'2" (2.58m x 2.81m)

The garage has lighting, electrics, and an up-and-over door opening out to the driveway.

Rear

To the rear of the property, there's a private, south-facing garden that gets plenty of sun. It features an outside tap, courtesy lighting, a patio area, and a lawn with well-stocked borders filled with mature plants, shrubs and bushes. There's access to a brick-built outbuilding which has lighting, power, and plumbing for a washing machine. The garden also includes two sheds, a greenhouse, and is enclosed by panel fencing with a gated rear access.

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 – Good coverage of Voice, 4G - Some coverage of 3G & 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 E

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.

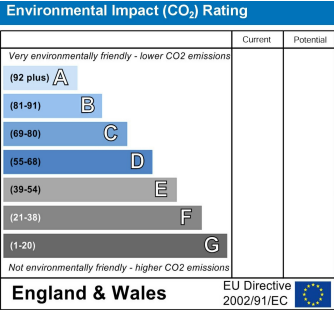
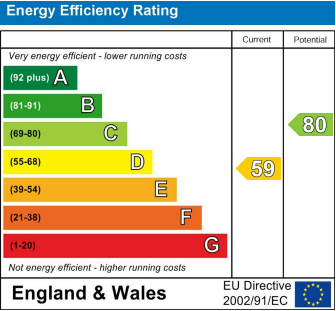
The vendor has advised the following:

Property Tenure is Freehold

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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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