

HoldenCopley

PREPARE TO BE MOVED

Melton Gardens, Edwalton, Nottinghamshire NG12 4BJ

Guide Price £600,000 - £650,000

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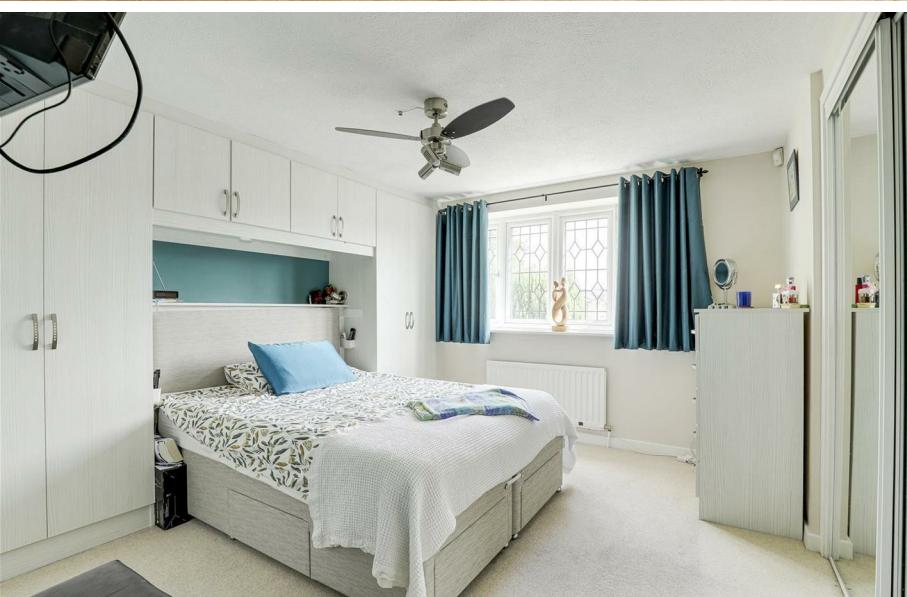
GUIDE PRICE £600,000 - £650,000

LOCATION, LOCATION, LOCATION...

A superb four-bedroom detached family home in the highly sought-after area of Edwalton. Perfectly suited to growing families, this spacious and well-presented property offers ready-to-move-in accommodation with plenty of room to relax and entertain and benefits from Solar panels. Located within easy reach of local amenities including shops, restaurants, and excellent transport links to Nottingham City Centre, this home also falls within the catchment for top-rated schools such as Edwalton Primary and Rushcliffe School. Step inside to a welcoming entrance hall leading to a bright living room featuring a charming square bay window. The kitchen diner is a real highlight, boasting a central island and two sets of French doors that flood the room with natural light and provide seamless access to the private rear garden. From here, you'll find convenient access to the utility room, study, and downstairs WC. The ground floor also includes a family room with access to the garage and a modern shower room, ideal for busy family life. Upstairs, the master bedroom benefits from a stylish en-suite, accompanied by three further well-proportioned bedrooms and a contemporary three-piece bathroom suite. Outside, the front garden offers a driveway leading to the garage, flanked by neat lawns and mature planting. The landscaped south-facing rear garden is fully enclosed, featuring a patio perfect for outdoor dining, an established lawn, planted borders, and gated side access.

MUST BE VIEWED





- Detached House
- Four bedrooms
- Three Reception Rooms
- Fitted Kitchen Diner & Utility Room
- Ground Floor Shower Room
- Three-Piece Bathroom Suite & En-Suite To The Master Bedroom
- Garage & Driveway
- Solar Panels
- South Facing Garden
- Must Be Viewed





GROUND FLOOR

Entrance Hall

14'2" x 6'5" (4.32m x 1.96m)

The entrance hall has a UPVC double-glazed obscure window to the front elevation, a radiator, coving to the ceiling, wood-effect flooring, carpeted stairs, and a UPVC door providing access to the accommodation

Living Room

20'0" x 11'10" (6.10m x 3.62m)

The living room has a UPVC double-glazed square bay window to the front elevation, a radiator, a feature fireplace with a decorative surround and marble-effect hearth, a TV point, coving to the ceiling, carpeted flooring, and open access to the kitchen diner.

Family Room

15'10" x 8'0" (4.83m x 2.44m)

The family room has a UPVC double glazed window to the front elevation, a radiator, a TV point, coving to the ceiling, carpeted flooring, access to the garage, and open access to the kitchen diner.

Garage

8'7" x 17'0" (2.62m x 5.18m)

The garage has lighting, electrics, a wall-mounted boiler, ample storage, and an up-and-over door that opens onto the driveway

Kitchen/Diner

14'4" x 26'1" max (4.37m x 8.20m max)

The kitchen-diner has a range of fitted base and wall units with worktops, a central island with a breakfast bar, a stainless steel sink and a half with a swan neck mixer tap and drainer, an integrated double oven, a gas ring hob, an integrated fridge, an integrated dishwasher, space for a dining table, a built-in cupboard, two vertical radiators, wood-effect flooring, a UPVC double-glazed window to the rear elevation, two double French doors opening to the rear garden, and access to the utility room

Utility Room

7'4" x 7'6" (2.24m x 2.29m)

The utility room has fitted base and wall units with worktops, a stainless steel sink with a mixer tap and drainer, space and plumbing for a washing machine, space for a tumble dryer and a fridge freezer, and wood-effect flooring

Study

8'9" x 7'4" (2.67m x 2.24m)

The study has a UPVC double-glazed window on the side elevation, a radiator, carpeted flooring, and a UPVC door leading to the rear garden

Shower Room

3'11" x 7'4" (1.19m x 2.24m)

The shower room has a UPVC double-glazed obscure window, a concealed dual flush W/C, a countertop wash basin, a shower enclosure with a wall-mounted shower fixture, a chrome heated towel rail, an extractor fan, partially tiled walls, and wood-effect flooring.

FIRST FLOOR

Landing

10'9" x 6'5" (3.28m x 1.96m)

The landing has carpeted flooring, a built-in cupboard, access to the boarded loft with lighting via a pull-down ladder, and access to the first-floor accommodation

Bedroom One

14'4" x 11'10" (4.37m x 3.61m)

The first bedroom has a UPVC double-glazed window to the front elevation, a radiator, fitted wardrobes, carpeted flooring, and access into the en-suite

En-Suite

5'4" x 8'5" (1.63m x 2.57m)

The en-suite has a UPVC double-glazed obscure window, a concealed dual flush W/C, a countertop wash basin, a shower enclosure with a wall-mounted shower fixture, a heated towel rail, a shaver socket, partially tiled walls, and wood-effect flooring.

Bedroom Two

14'0" x 11'7" (4.27m x 3.53m)

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

Bedroom Three

10'2" x 8'2" (3.05m x 2.49m)

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

Bedroom Four

8'4" x 10'1" (2.54m x 3.07m)

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

Bathroom

6'6" x 7'10" (1.98m x 2.39m)

The bathroom has a UPVC double-glazed obscure window to the rear elevation, a concealed dual flush W/C, a countertop wash basin, a panelled bath with a wall-mounted shower mixture with a shower screen, a radiator, a shaver socket, partially tiled walls, and tiled flooring.

OUTSIDE

Front

To the front of the property, there is a driveway providing access to the garage, with lawns on either side, established plants, shrubs, and trees, a gravelled area, and gated access through the vegetable side garden to the rear.

Rear

To the rear of the property is an enclosed, south-facing garden featuring a patio area, an outside electrical socket, a lawn, planted borders, a brick wall boundary, and gated 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 – Some Good coverage of 3G, 4G & 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defences – 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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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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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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