

HoldenCopley

PREPARE TO BE MOVED

Ashridge Way, Edwalton, Nottinghamshire NG12 4FL

Guide Price £450,000 - £475,000

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NO UPWARD CHAIN...

Welcome to this four-bedroom detached family home, nestled in the highly sought-after location of Edwalton. With no upward chain, this spacious residence offers the perfect canvas to create your dream living space. Located close to various local amenities including shops, eateries, and excellent transport links into Nottingham City Centre, as well as within walking distance to schools. Upon entering, you'll be greeted by a versatile ground floor layout, starting with a practical study ideal for remote work or a quiet retreat. The generously sized living room seamlessly flows into the dining room, offering an open and inviting atmosphere. From here, step into the conservatory, where natural light floods the space. The well-appointed kitchen/diner boasts ample storage and countertop space for culinary enthusiasts. Adjacent is a convenient utility room and a W/C adds further practicality to this level. Ascending the stairs, you'll find four bedrooms on the upper level, providing ample accommodation for the whole family. The master bedroom features a dressing room and an en-suite bathroom, offering space for relaxation and privacy. Completing the upper level is a family bathroom, ensuring convenience for all residents. The upper level of the property also benefits from air conditioning. Outside, the property boasts a charming frontage with a block-paved driveway providing off-road parking for multiple vehicles, complemented by a well-maintained garden area with a lawn and vibrant plants and shrubs. To the rear, an enclosed garden awaits, offering a mix of lawn, patio, and decked seating areas, perfect for al fresco dining or enjoying the outdoors.

MUST BE VIEWED





- Detached House
- Four Bedrooms
- Three Reception Rooms
- Conservatory
- Ground Floor W/C & Utility Room
- En-Suite & Family Bathroom
- Dressing Room
- Driveway
- Sought-After Location
- Must Be Viewed





GROUND FLOOR

Hallway

17'1" x 6'0" (5.21 x 1.85)

The hallway has carpeted flooring, a radiator, a UPVC double-glazed obscure window to the front elevation and a single UPVC door providing access into the accommodation.

Study

10'1" x 8'3" (3.09 x 2.53)

The study has carpeted flooring, a radiator, recessed spotlights, fitted furniture and a UPVC double-glazed window to the front elevation.

W/C

5'4" x 2'8" (1.64 x 0.83)

This space has a low level flush W/C, a wall-mounted wash basin with a tiled splashback and a radiator.

Living Room

18'0" x 11'9" (5.51 x 3.59)

The living room has carpeted flooring, a radiator, coving to the ceiling, a feature gas fire, open access to the dining room and a UPVC double-glazed bay window to the front elevation.

Dining Room

11'10" x 8'9" (3.62 x 2.69)

The dining room has carpeted flooring, a radiator, coving to the ceiling and double French doors providing access to the conservatory.

Conservatory

11'5" x 11'0" (3.48 x 3.37)

The conservatory has tiled flooring with underfloor heating, a wall-mounted air-conditioning unit, a polycarbonate roof, UPVC double-glazed window surround and double French doors opening out to the rear garden.

Kitchen/Diner

15'5" x 12'10" (4.72 x 3.92)

The kitchen/diner has a range of fitted base and wall units with rolled-edge worktops, a sink with a drainer and mixer tap, an integrated oven with a combination microwave/oven warming draw, an integrated gas hob, an extractor fan, a breakfast bar, a radiator, partially tiled walls, tiled flooring, two UPVC double-glazed windows to the rear elevation and a single UPVC door providing access to the side of the property.

Utility Room

8'9" x 6'0" (2.68 x 1.83)

The utility room has base units with a rolled-edge worktop, a stainless steel sink with taps, tiled flooring, a wall-mounted boiler and a UPVC double-glazed window to the side elevation.

FIRST FLOOR

Landing

10'2" x 5'10" (3.10 x 1.80)

The landing has carpeted flooring, a radiator, an in-built airing cupboard housing the hot water tank, access to the first floor accommodation and access to the partially boarded loft with courtesy lighting via a dropdown ladder.

Master Bedroom

15'0" x 11'0" (4.58 x 3.36)

The main bedroom has carpeted flooring, a radiator, in-built fitted wardrobes, access to the dressing room and two UPVC double-glazed windows to the front elevation.

Dressing Room

6'7" x 4'5" (2.03 x 1.36)

The dressing room has carpeted flooring, a radiator, in-built fitted wardrobes, access to the en-suite and a UPVC double-glazed window to the front elevation.

En-Suite

9'2" x 6'3" (2.81 x 1.92)

The en-suite has a low level flush W/C, a vanity storage unit with a wash basin, a panelled bath, a wall-mounted electric shaving point, partially tiled walls, a radiator, carpeted flooring and a UPVC double-glazed obscure window to the front elevation.

Bedroom Two

11'5" x 11'6" (3.48 x 3.51)

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

Bedroom Three

11'11" x 7'2" (3.65 x 2.20)

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

Bedroom Four

8'8" x 7'2" (2.66 x 2.19)

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

Bathroom

9'3" x 9'2" (2.83 x 2.80)

The bathroom has a low level flush W/C, a vanity storage unit with a wash basin, a shower enclosure with a shower fixture, a panelled bath, a radiator, partially tiled walls, carpeted flooring and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is a block-paved driveway providing off-road parking for multiple cars, gated access to the rear garden, a garden area with a lawn and plants and shrubs with a hedged border.

Rear

To the rear of the property is an enclosed garden with a lawn, a paved patio area, a decked area, decorative stones, a variety of plants and shrubs and fence panelling.

DISCLAIMER

Council Tax Band Rating - Rushcliffe Borough Council - Band E

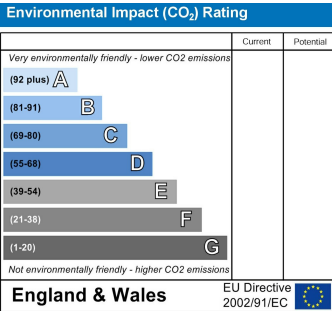
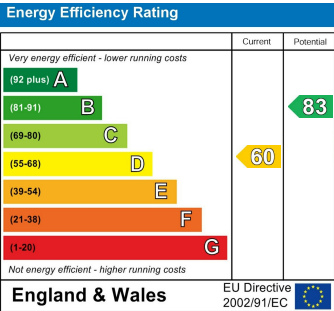
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The vendor has advised the following:
Property Tenure is Freehold

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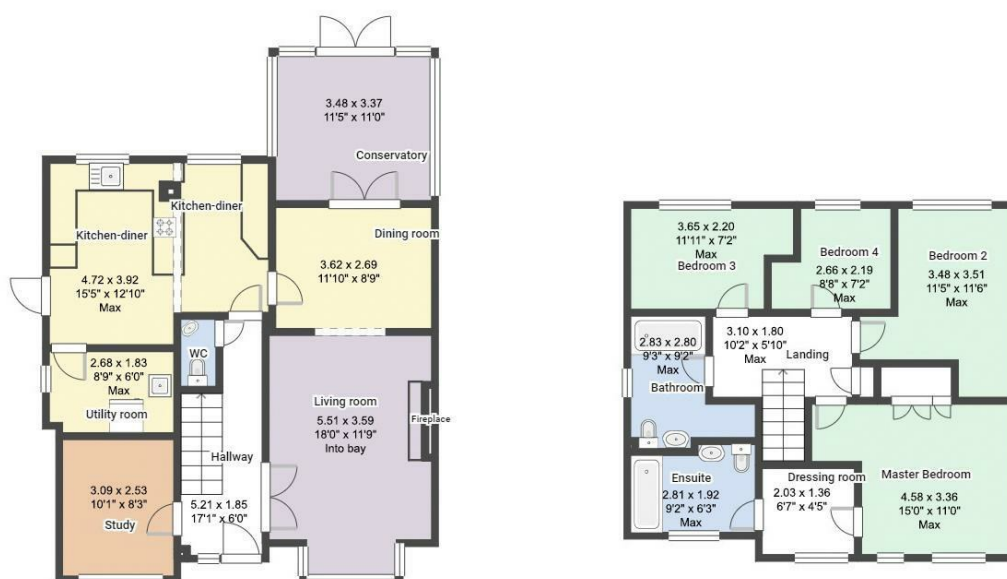
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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