



1 Wisteria Drive,  
Edwalton, NG12 4HZ



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Built approximately four years ago, this modern detached family home provides spacious and well presented accommodation arranged over two floors including; an entrance hallway, a dual aspect lounge with French doors opening to the rear garden, a fitted kitchen with a range of built on appliances, and further French doors opening to the rear garden, plus a cloakroom/wc on the ground floor, with the first floor landing giving access to four bedrooms (one with an en-suite shower room), and the family bathroom.

Benefiting from gas central heating, double glazing, and the remaining balance of the original NHBC warranty, the property occupies a corner plot, with enclosed gardens to the rear, a further garden to the front, plus a driveway and single garage at the side providing off road parking for a number of vehicles.

Situated in the sought after South Nottinghamshire suburb of Edwalton, the property is within easy reach of excellent local facilities. Main road routes and local transport links provide access to West Bridgford, Nottingham, Leicester and surrounding villages.

Offered to the market with no upward chain. Viewing is recommended.

Asking Price £500,000





## ACCOMMODATION

The canopied composite entrance door opens to the entrance hallway. The entrance hallway has stairs rising to the first floor (with a window to the rear on the half landing), tiled flooring, a ceiling light point, a radiator, and doors into the lounge, the kitchen, and the ground floor cloakroom/wc.

The dual aspect lounge has a window to the front, two radiators, two ceiling light points, coving, an under stairs storage cupboard, and French doors opening to the rear garden.

The kitchen has a range of wall, drawer and base units, roll edge work surfaces, a one and a half bowl stainless steel sink and drainer unit with a mixer tap over, and a built in appliances including: a dishwasher, a fridge, a freezer, a double oven, and a four ring gas hob with an extractor hood over. There is a window to the front, coving, two radiators, tiled flooring, and French doors opening to the rear garden.

The ground floor cloakroom/wc has a low flush wc, and a wash hand basin with a mixer tap over. There is a window to the rear, a ceiling light point, and tiled flooring.

On reaching the first floor, the landing has a loft access hatch, a storage cupboard, a radiator, and doors into all four bedrooms, and the family bathroom.

Bedroom one has a window to the front, a ceiling light point, a radiator, a range of built in wardrobes, and a door into the en-suite shower room. The en-suite shower room has a fully tiled shower cubicle, a wash hand basin with a mixer tap over, and a low flush wc. There is a window to the side, ceiling spot lights, laminate flooring, and a heated towel rail.

Bedroom two has a window to the front, a ceiling light point, and a radiator.

Bedroom three has a window to the rear, a ceiling light point, and a radiator.

Bedroom has four a window to the front, a ceiling light point, and a radiator.

Completing the accommodation, the family bathroom has a bath with a shower attachment and glazed screen over, a wash hand basin with a mixer tap over, and a low flush wc. There is a window to the rear, a ceiling light point, a radiator, and laminate flooring.

## OUTSIDE

At the front of the property there is a lawned garden with a low hedged boundary, and a pathway leading to the canopied entrance door.

The driveway provides off road parking for up to three vehicles, and in turn gives access to the SINGLE GARAGE (with an up and over door, and a pedestrian door opening to the rear garden).

The larger than average garden to the rear of the property includes; a patio seating area, and a lawned area. Fully enclosed, the garden has external lighting, an external tap, and gated access to the side and front.

## Council Tax Band

Council Tax Band E. Rushcliffe Borough Council.

## Agent Note

A yearly service charge will be payable upon completion of the development - the amount will need to be confirmed through the solicitors.

## Referral Arrangement Note

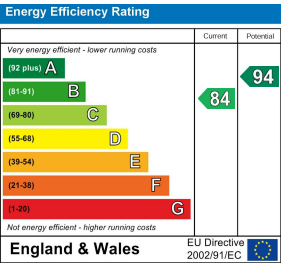
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## MONEY LAUNDERING

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