



6 Daffodil Gardens,  
Edwalton, NG12 4HT



# 6 Daffodil Gardens, Edwalton, NG12 4HT

\*\*\*Guide Price of £400,000 - £425,000\*\*\*

This modern semi detached home provides accommodation arranged over three floors which includes an entrance hall, a fitted kitchen, a living room with French doors opening to the rear garden, plus a cloakroom/wc on the ground floor, three bedrooms and a family bathroom on the first floor, and a master bedroom with an en-suite shower room on the second floor.

Benefiting from gas central heating and double glazing, the property has an enclosed garden to the rear, a low maintenance garden at the front, plus a driveway and garage at the side providing off road parking.

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.

Viewing is recommended.

Guide Price £400,000





#### Directions

Daffodil Gardens can be located off Sunflower Drive, Edwalton.

#### GROUND FLOOR ACCOMMODATION

##### Canopied Composite Entrance Door

Opening to the:-

##### Entrance Hall

Radiator, ceiling light point, tiled flooring, storage cupboard, stairs off to the first floor, doors into the living room, the kitchen, and the:-

##### Ground Floor Cloakroom / WC

Fitted with a low flush wc, and a wash hand basin.

Radiator, ceiling light point, tiled flooring, extractor fan, RCD unit.

##### Kitchen

Fitted with a range of wall, drawer and base units, roll edge work surfaces, one and a half bowl stainless steel sink and drainer unit with a mixer tap over, space and plumbing for a washing machine, built in fridge/freezer, built in double oven, and a four ring gas hob with an extractor hood over.

Double glazed bay window to the front elevation, radiator, ceiling light point, tiled flooring.

##### Living Room

Double glazed window to the rear elevation, under stairs storage cupboard, two radiators, two ceiling light points, double glazed French doors opening to the rear garden.

#### FIRST FLOOR ACCOMMODATION

##### First Floor Landing

Stairs off to the second floor, doors into three bedrooms and the family bathroom.

##### Bedroom Two

Double glazed window to the front elevation, radiator, ceiling light point.

##### Bedroom Three

Double glazed window to the rear elevation, radiator, ceiling light point.

##### Bedroom Four

Double glazed window to the rear elevation, radiator, ceiling light point.

##### Family Bathroom

Fitted with a bath with a mixer shower over, a low flush wc, and a wash hand basin.

Double glazed window to the front elevation, part tiled walls, chrome ladder style heated towel rail, ceiling light point, extractor fan, shaver point.

#### SECOND FLOOR ACCOMMODATION

##### Second Floor Landing

Double glazed window to the side elevation, radiator, ceiling light point, storage cupboard, door to:-

##### Bedroom One

Velux windows to the front and rear pitches, two ceiling light points, two radiators, built in double wardrobe, loft access hatch, door to the:-

##### En-Suite Shower Room

Fitted with a shower cubicle with a mixer shower, a low flush wc, and a wash hand basin.

Velux window to the rear pitch, tiled flooring, chrome heated towel rail, ceiling light point, extractor fan, shaver point.

#### OUTSIDE

There is a low maintenance garden at the front of the property, with shrub beds, an external light, and a pathway to the entrance door.

The tarmac driveway at the side of the property provides off road parking, and in turn gives access to the SINGLE GARAGE.

Enclosed by timber screen fencing, the rear garden includes a patio seating area, and a lawned area. There is gated access to the rear, leading eventually to the front.

##### Single Garage

With an up and over door, and power and lighting connected.

##### Council Tax Band

Council Tax Band D. Rushcliffe Borough Council.

Amount Payable 2023/2024 TBC

##### Referral Arrangement Note

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Knights PLC, Premier Property Lawyers, Ives & Co, Curtis & Parkinson, Bryan & Armstrong, and Marchants for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Thomas James Estate Agents would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them.

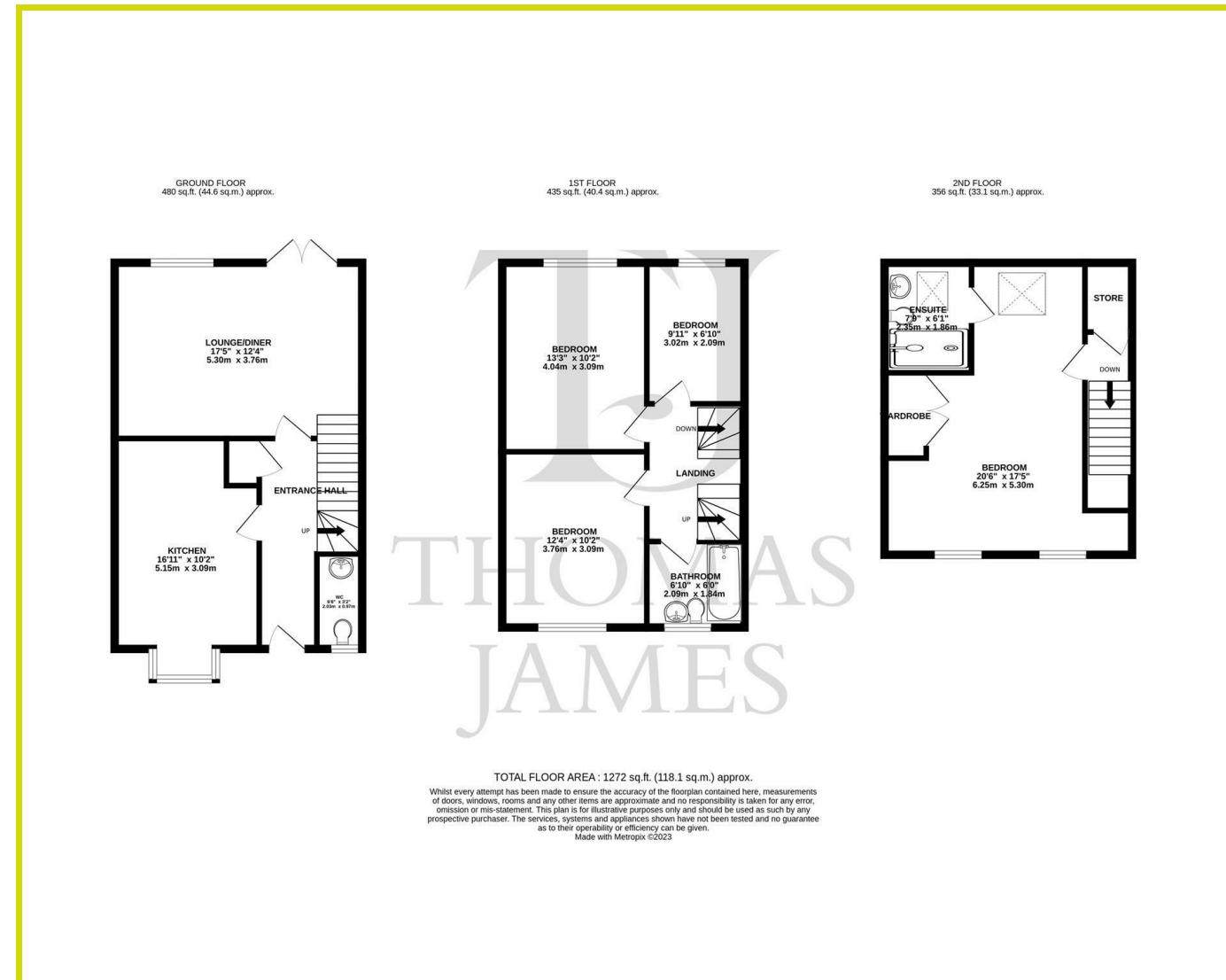
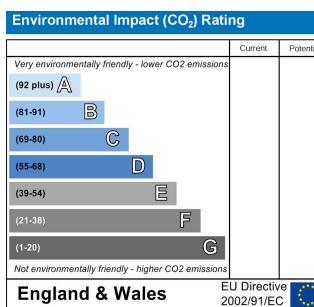
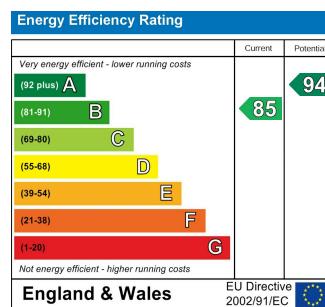


## DISCLAIMER NOTES

These sales particulars have been prepared by Thomas James Estate Agents on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst Thomas James Estate Agents have taken care in obtaining internal measurements, they should only be regarded as approximate.

## MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Thomas James require any successful purchasers proceeding with a purchase to provide two forms of identification i.e passport or photocard driving license and a recent utility bill. This evidence will be required prior to Thomas James instructing solicitors in the purchase or the sale of a property.



Thomas James Estate Agents, 20 High Street, Ruddington, Nottinghamshire, NG11 6EH

Tel: 0115 9844660 | Email: [ruddington@tjea.com](mailto:ruddington@tjea.com) | Web: [www.tjea.com](http://www.tjea.com)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.