



6 Daffodil Gardens,
Edwalton, NG12 4HT

TJ
THOMAS
JAMES

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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

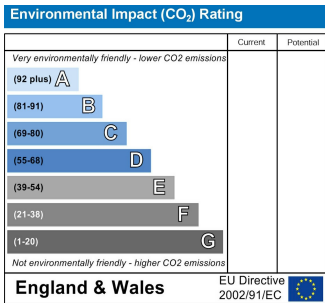
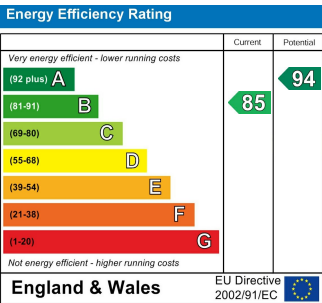
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