



11 Robinson Close,
Edwalton, NG12 4JU

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This well presented three bedroom semi detached house occupies a desirable corner plot, offering spacious and versatile accommodation ideal for modern family living.

Throughout the home, neutral décor and quality flooring create a cohesive and inviting atmosphere, complemented by practical storage solutions including built-in cupboards and wardrobe space. The property also benefits from double glazing and gas central heating, ensuring energy efficiency and a warm environment in all seasons.

The property has an attractive garden to the rear, and a further garden to the front. Two allocated parking spaces provide convenient off street parking for residents and visitors.

This attractive family home is ready to move into, offering a flexible layout that can easily adapt to a variety of lifestyle needs. With its thoughtful design, well appointed rooms, and attention to detail throughout, this property represents an excellent opportunity for buyers seeking a comfortable and stylish residence in a sought after location.

Situated in the sought after South Nottinghamshire suburb of Edwalton, the property overlooks a pleasant green area at the front, and 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.

Guide Price £335,000





ACCOMMODATION

Upon entering the property, you are greeted by a welcoming hallway leading to a bright and airy living room, which features large double glazed windows that fill the space with natural light and provide a comfortable area for relaxation or entertaining guests.

The modern kitchen is fitted with a range of contemporary units, integrated appliances (including oven, hob, and extractor fan), ample worktop space, generous storage, and French doors opening to the garden, making it perfect for both everyday meals and special occasions.

Adjacent to the kitchen, the dining area offers plenty of space for a family-sized table and benefits from French doors that enhance the sense of openness.

Upstairs, the property comprises three well proportioned bedrooms, each with double glazed windows and central heating radiators for year-round comfort.

The principal bedroom boasts a stylish ensuite shower room (with walk-in shower, wash basin, and WC), while the remaining two bedrooms are served by a modern family bathroom featuring a white suite, panelled bath, overhead shower, and contemporary tiling.

OUTSIDE

The property has an attractive garden to the rear, and a further garden to the front.

Two allocated parking spaces provide convenient off street parking for residents and visitors.

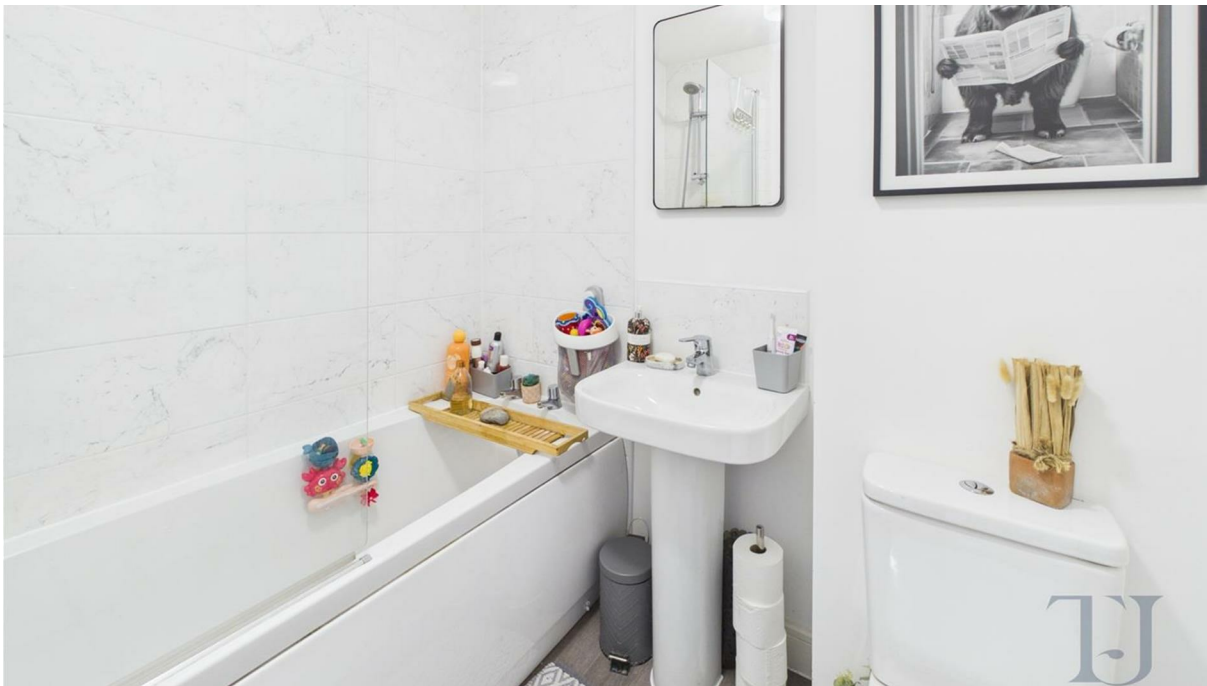
Council Tax Band

Council Tax Band B. Rushcliffe Borough Council.

Amount Payable 2026/2027 £2322.

Referral Arrangement Note

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Premier Property Lawyers, Ives & Co, and Curtis & Parkinson 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.

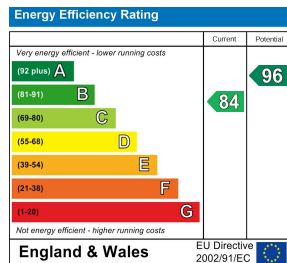


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MONEY LAUNDERING

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