



25 Manor Close, Edwalton

£695,000 Freehold

Large Detached Family Home • Four Well-Proportioned Bedrooms • Two Living Rooms • Dining Room • Fitted Kitchen With Breakfast Bar • Utility Room & Ground Floor W/C • Dressing Room & En-Suite • Three Piece Family Bathroom Suite • Driveway & Integral Double Garage • Well-Maintained Landscaped Garden



NO UPWARD CHAIN...

Offered to the market with no upward chain, this impressive four-bedroom detached family home is situated in the highly sought-after area of Edwalton, offering generous proportions and a versatile layout ideal for modern living. The property is located at the end of a residential cul-de-sac, and is ideally positioned within easy reach of excellent local amenities, highly regarded schools, and well-connected transport links, offering a perfect balance of luxury, comfort, and convenience. Upon entering, you are greeted by an entrance hall that flows seamlessly into two spacious living rooms, each designed to provide comfort and flexibility for both relaxation and entertaining. The home offers a dining room - perfect for hosting family gatherings and a fitted kitchen featuring a unique breakfast bar. Adjacent to the kitchen, a practical utility room and a convenient ground floor W/C add to the home's functionality. Upstairs, four well-proportioned bedrooms await, including a luxurious master suite complete with a walk-in dressing room and a en-suite shower room. The remaining bedrooms are served by a three-piece family bathroom suite. Outside, the property continues to impress with its landscaped gardens. To the front, a block paved driveway offers generous off-street parking and leads to the integral double garage, while a well-maintained lawn is bordered by decorative mature plants, trees, and a charming gravelled edge that enhances the home's kerb appeal. The rear garden is thoughtfully designed with a paved patio seating area ideal for outdoor dining or relaxing in the sun. The well-maintained lawn is complemented by mature, planted borders. This exceptional home presents a great opportunity to acquire a substantial family residence in one of Edwalton's most desirable locations.

MUST BE VIEWED

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:



GROUND FLOOR

Porch

4' 1" x 5' 3" (1.25m x 1.60m)

The porch has carpeted flooring, and a wooden door with window panels to the sides providing access into the accommodation.

Hallway

10' 4" x 13' 8" (3.15m x 4.17m)

The entrance hallway has carpeted flooring, two radiators, a built-in storage cupboard, understairs storage, coving to ceiling, and a wooden door providing access via the porch.

Sitting Room

9' 9" x 13' 9" (2.97m x 4.19m)

The sitting room has carpeted flooring, two radiators, coving to the ceiling, and a UPVC double-glazed bow window to the front elevation.

Living Room

13' 11" x 15' 1" (4.25m x 4.60m)

The living room has carpeted flooring, two radiators, a feature fireplace with a decorative surround and a hearth, coving to the ceiling, UPVC double-glazed windows to the side and rear elevations, and open access to the dining room.

Dining Room

12' 5" x 10' 4" (3.78m x 3.14m)

The dining room has carpeted flooring, a radiator, coving to the ceiling, and sliding patio doors leading out to the rear garden.

Kitchen

15' 10" x 9' 9" (4.82m x 2.97m)

The kitchen has a range of fitted base and wall units with worktops and a breakfast bar, a stainless steel sink and a half with a mixer tap and drainer, an integrated oven and hob with a concealed extractor fan, space and plumbing for a dishwasher, carpeted flooring, partially tiled walls, a radiator, coving to the ceiling, and two UPVC double-glazed windows to the side and rear elevations.

Utility Room

7' 2" x 6' 8" (2.19m x 2.04m)

The utility room has base and wall units with worktops, a stainless steel sink with a swan neck tap, space and plumbing for a washing machine, space for a tumble dryer, carpeted flooring, tiled flooring, a radiator, coving to the ceiling, a UPVC double-glazed window to the side elevation and a UPVC door providing side access.

Master Bedroom

10' 8" x 14' 1" (3.24m x 4.30m)

The main bedroom has carpeted flooring, a radiator, fitted wardrobes, coving to the ceiling, two UPVC double-glazed windows to the rear elevation, and open access to the dressing room.

Dressing Room

6' 1" x 6' 0" (1.85m x 1.84m)

The dressing room has carpeted flooring, a built-in vanity, coving to the ceiling, a UPVC double-glazed window to the rear elevation, and access to the en-suite.

En-Suite

6' 11" x 6' 0" (2.11m x 1.84m)

The en-suite has a low level flush W/C, a pedestal wash basin, a shower enclosure with a wall-mounted handheld shower fixture, carpeted flooring, tiled walls, a radiator, and a UPVC double-glazed obscure window to the side elevation.

Bedroom Two

10' 8" x 13' 10" (3.24m x 4.22m)

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

Bedroom Three

10' 6" x 11' 0" (3.21m x 3.36m)

The third bedroom has carpeted flooring, a radiator, fitted wardrobes, eaves storage, coving to the ceiling, and a UPVC double-glazed window to the front elevation.

Bedroom Four

10' 10" x 8' 10" (3.30m x 2.69m)

The fourth bedroom has carpeted flooring, a radiator, built-in wardrobes, coving to the ceiling, and a UPVC double-glazed window to the front elevation.

Bathroom

9' 10" x 9' 2" (2.99m x 2.79m)

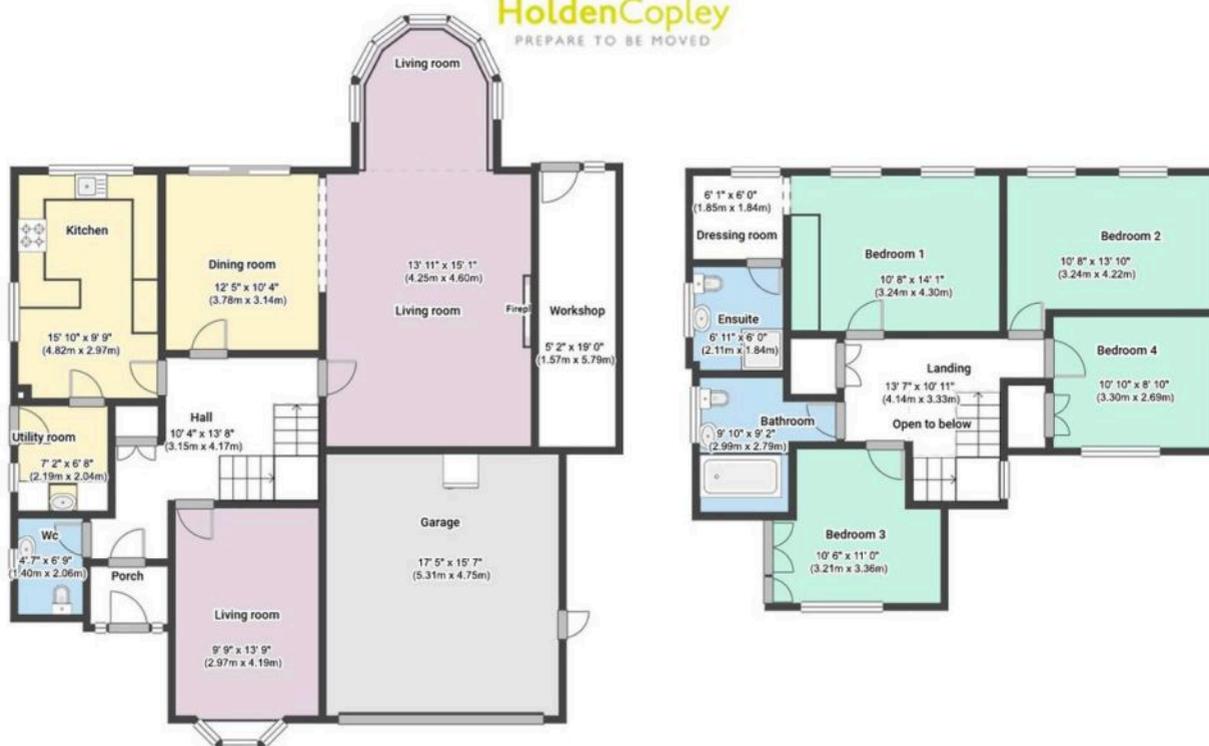
The bathroom has a low level flush W/C, a pedestal wash basin, a panelled bath with a tiled surround, carpeted flooring, tiled walls, a radiator, and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Workshop

5' 2" x 19' 0" (1.57m x 5.79m)

The workshop has lighting and electricity, a UPVC double-glazed window to the rear elevation, and a UPVC door leading out to the rear garden.



This floorplan is for illustrative purposes only.

All measurements, positions of walls, doors, windows, fittings and appliances are approximate, not to scale and should not be relied upon as a statement of fact. HoldenCopley, their clients and employees are not authorised to make or give any representations or warranties in relation to the property. No responsibility is taken for any statement that may be made in these particulars, which do not form part of any offer or contract. Areas, measurements and distances are approximate. Text, photographs and plans are for guidance only and may not be comprehensive. Planning, building regulation or other consents should not be assumed, and no services or equipment have been tested. Purchasers must make their own investigations before entering any agreement.

