

Superior Homes

43 Hollies Drive, Edwalton, NG12 4BZ



ROYSTON
& LUND



43 Hollies Drive, Edwalton, NG12 4BZ

Offers over £650,000

OPEN DAY SAT 22 JULY

A three bedroomed detached family home situated on the highly desirable address of Hollies Drive in Edwalton offering excellent scope for expansion as set on a generous plot and with in and out driveway. In brief the accommodation comprises entrance porch, reception hall, downstairs cloaks, an L shaped lounge, sitting room open to the garden room, breakfast kitchen, sizeable utility room and to the first floor are three bedrooms with master bedroom having an en-suite and dressing room area and a family bathroom, Outside is an integral tandem double garage, gardens to the front and an impressive generous rear garden which simply must be viewed to be appreciated





- Detached family home
- Three bedrooms
- Sought after address
- Scope to extend
- Generous Plot
- L shaped Lounge
- Sitting Room
- Garden Room
- Breakfast Kitchen & Utility
- EPC F
- Family Bathroom
- Master Bedroom + ensuite
- In/Out Driveway
- Integral Tandem Garage

Directions

From our West Bridgford office, proceed along Gordon Road which becomes Trevor Road and continue to the end of Trevor Road turning left at the T-junction into Valley Road. Proceed along Valley Road for a short distance and take the right hand turning into Firs Road where Hollies Drive is then the second turning on the right hand side. Proceed along Hollies Drive where the property is then located a short distance along on the right hand side.

Accommodation

Front entrance porch with floor to ceiling double glazed windows to the front and side elevation, ceramic tiled floor, wall light point and door opening to:

Reception Hallway

16'5" x 6'6" (5.00m x 1.98m)

With stairs rising to the first floor, understairs storage cupboard, double glazed window to the front elevation, radiator and doors opening to:

Downstairs Cloaks

Fitted with a two piece white suite comprising wall mounted wash hand basin with chrome mixer tap and part tiled walls and low flush w.c and inset mirror, window to the front elevation

Lounge

16'11" x 11'2" plus 9'11" x 5'11" (5.16m x 3.40m plus 3.02m x 1.80m)

An L shaped Lounge with dual aspect with double glazed windows offering view over front elevation and the impressive rear garden and double glazed window and patio doors offering views over the rear garden. There is a feature brick fireplace with tiled hearth and gas living flame fire set upon, tiled mantle, wall light points, two radiators, tv aerial point and further door leading to the

Sitting Room

10'6" x 9'11" (3.20m x 3.02m)

With archway leading through to the Dining Kitchen with internal window and doorway leading to the Lounge/Diner, radiator, with open doorway to the Garden Room.

Garden Room

10'3" x 9' (3.12m x 2.74m)

With double glazed windows to the side and rear elevation offering views over the impressive rear garden, and radiator,

Breakfast Dining Kitchen

16'9" x 12'6" (5.11m x 3.81m)

Fitted with a range of wall drawer and base units with work surfaces over incorporating stainless steel one and a half bowl

sink unit with chrome mixer tap over, tiled splashbacks set below a double glazed window offering front garden views, central island with a ceramic four ring hob and ceiling suspended extractor fan, integrated double oven, space for fridge/freezer, space for dishwasher, ceramic tiled floor, opaque window to the side elevation, radiator, space for dining table and opaque window and door opening to:

Utility Room

14'5" x 8' (4.39m x 2.44m)

With ceramic tiled floor, stainless steel sink unit set below double glazed window offering garden views, with double glazed patio doors which step out to the rear garden, space for washing machine, space for tumble dryer, floor standing gas central heating boiler, space for fridge/freezer

First floor landing

Landing with window to the front elevation, loft hatch giving access to roof void, built in cupboard and doors leading to:

Master Bedroom Suite

16'10" x 12'7" (5.13m x 3.84m)

With window to the rear elevation, offering garden views, vanity unit wash hand basin with tiled splashbacks, shower cubicle with mains fed shower, low flush w.c, tiled walls, wall light point, and archway leading through to the Master Bedroom which has a full range of built in wardrobes, with wall light points, telephone point, radiator, with dual aspect with double glazed window to the front elevation and double french doors offering view and stepping out to the Balcony

Bedroom Two

16'11" x 11'2" to wardrobe back (5.16m x 3.40m to wardrobe back)

With built in wardrobes with overhead storage, radiator, and dual aspect windows to the front and rear elevations, radiator

Bedroom Three

10'11" x 9'11" (3.33m x 3.02m)

With window to the rear elevation and radiator

Bathroom

Fitted with a three piece suite with panelled bath, mains fed shower over, chrome fittings, pedestal wash hand basin, low flush w.c tiled walls, inset mirror, and airing cupboard housing hot water cylinder, wood effect floor, radiator

Double Garage

27' x 10' (8.23m x 3.05m)

With wooden side by side doors and window to the side elevation, with built in work bench, and potting bench and courtesy door to the rear garden, and with power and light

Outside

To the front of the property is a dwarf brick walled boundary with brick built gate posts to either side and leading to the tarmacadam in/out driveway which has a semi circular lawned front garden with woodchipped rose bedding areas, and further bedding for plants/shrubs, there is continuation of the driveway with access to the side leading to the Tandem Double Garage There is security gated access to both sides of the property leading through to the rear garden which has a path and patio spanning the width of the property which overlooks the lawned garden and is surrounded with well stocked borders containing a wide variety of plants trees and shrubs. There is a further patio seating area, with hardstanding for the Summerhouse and there are mature fruit trees, and greenhouse, and an outside tap.

Services

Gas, electricity, water and drainage are connected.

Council Tax Band

The local authority have advised us that the property is in council tax band F , which we are advised, currently incurs a charge of £2586.90. Prospective purchasers are advised to confirm this.

Property to sell?

Please call us for a FREE VALUATION. Our competitive fees include; colour sales particulars, advertising in Nottingham Property Post, coverage on numerous Websites including Rightmove.We operate an extensive data base with E-mail & SMS text updates and a prime office location in central West Bridgford with 7 Day opening. We offer this on a No Sale No Fee basis.

Opening Hours

Monday - Friday 9.00am to 5.30pm, Saturday 9.00am to 4.00pm and Sunday 10.00am to 12.00pm.

Money Laundering

Money Laundering: When an offer is put forward we are obliged by law to ask the prospective buyer for confirmation of their identity which will include a copy of their passport or drivers licence and a recent utility bill to prove residence. This will be required before solicitors can be instructed.

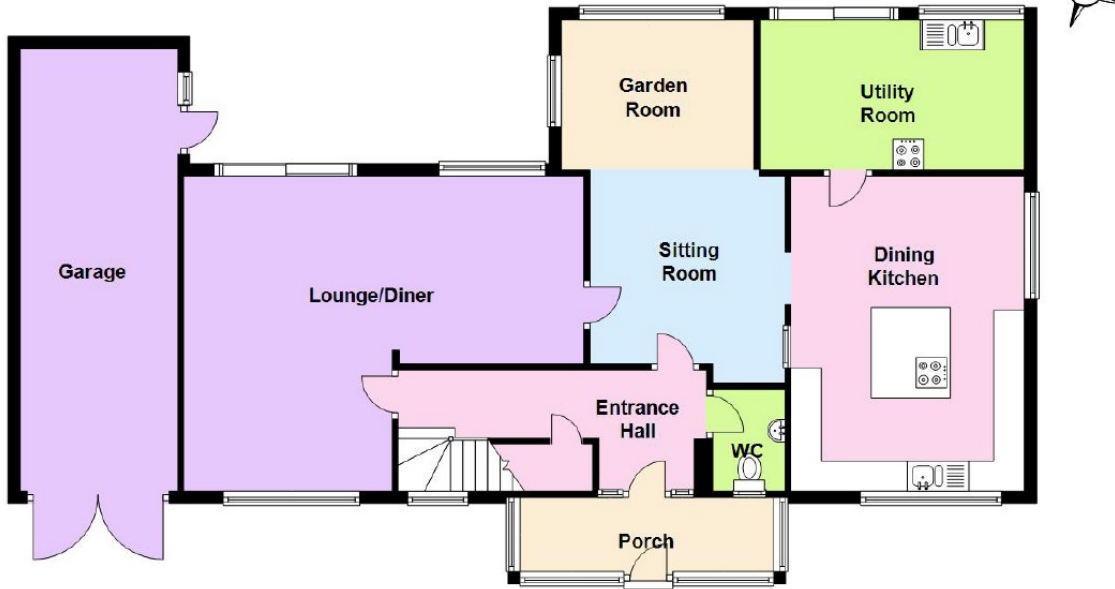
Additional Services

SURVEY DEPARTMENT. We can also assist with your SURVEY requirements which include Homebuyers Reports and Building Surveys as well as RICS Valuations. MORTGAGE ADVICE. This is provided through our association with Oliver Jones Associates Ltd. At 33 Loughborough Road, West Bridgford. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. Written quotations are available on request. A life assurance policy may be required.



Ground Floor

Approx. 115.3 sq. metres (1240.8 sq. feet)



First Floor

Approx. 71.1 sq. metres (765.3 sq. feet)



Total area: approx. 186.4 sq. metres (2006.1 sq. feet)



Edwalton is a much sought after location just on the edge of West Bridgford boasting some of Nottinghamshires most expensive properties and lies within easy access of all the Major Road Links, East Midlands Airport, East Midlands Parkway Railway Station which provides speedy access to London. . West Bridgford Town Centre can be found close by, which offers a wide range of shops from the independent butcher, baker, grocer and fishmonger, to the M&S Simply Food store and also benefits from its fortnightly Farmers' Market along Central Avenue which is very popular. It is home to a host of bars and restaurants, coffee shops and delis. Close by there is also the National Water Sports centre and two of the oldest rowing clubs in the county on the River Trent. Trent Bridge Cricket ground is home to Test Cricket. Nottingham also has two of the world ranking Universities and the National Ice Arena, Royal Concert Hall, Theatre Royal, Nottingham Playhouse and a huge range of Restaurants



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