



8 Albertine Gardens,
Edwalton, NG12 4JG

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Thomas James are delighted to be marketing this three storey semi detached home, situated on the sought after Edwalton Park development, at Edwalton. Built by Bloor Homes in 2020 and still benefits from the 2 year Fixtures and Fittings Warranty, as well as the NHBC 10 year Building Warranty.

The property provides immaculate accommodation which comprises an entrance hallway, lounge, fitted modern dining kitchen with French doors opening onto the rear garden, a utility area and w/c to the ground floor, with the first floor landing giving access to two bedrooms and the family bathroom, and a master bedroom with an en-suite shower room and dressing room to the second floor.

Benefiting from UPVC double glazing, gas central heating, and new carpets, the property has a garden at the rear and front, plus a driveway providing off road parking for up to two vehicles at the front.

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.

Early viewing is highly recommended.

Guide Price £340,000





GROUND FLOOR ACCOMMODATION

Composite Entrance Door

With glazed panels, leading into:-

Entrance Hall

Stairs rising to the first floor, laminate flooring, radiator, door into:-

Lounge

UPVC double glazed window to the front elevation, ceiling light point, under-stairs storage cupboard, (with shelving), two radiators.

Dining Kitchen

Fitted with a contemporary range of high gloss wall, drawer and base units with under cabinet lighting, and work surfaces over, inset one and half bowl sink unit with mixer tap, integrated dishwasher, built-in double electric BOSCH oven, built-in electric BOSCH electric hob with an chimney style extractor hood over, integrated fridge/freezer.

Laminate flooring, ceiling spotlights, radiator, UPVC double glazed French doors with glazed floor to ceiling window panels to both sides, open access into:-

Utility Area

Fitted with wall and base units with work surface over, space and plumbing for a washing machine, laminate flooring, radiator, door into:-

Ground Floor W/C

Fitted with a two piece suite in white comprising a wall mounted wash hand basin and a low level flush w/c.

Wall mirror (with shelving beneath), ceiling light point, laminate flooring, radiator.

FIRST FLOOR ACCOMMODATION

First Floor Landing

Stairs rising to the second floor, airing cupboard housing the hot water cylinder, radiator, doors giving access to two bedrooms and the family bathroom.

Family Bathroom

Fitted with a four piece suite in white comprising a large fully tiled walk-in shower enclosure with a mains fed shower, a bath with mixer tap and shower attachment, a wall mounted wash hand basin and a low level flush w/c. UPVC double glazed window to the rear elevation, laminate flooring, ceiling spotlights, partial tiling to walls, medicine cabinet, heated towel rail.

Bedroom Two

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

Bedroom Three

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

SECOND FLOOR ACCOMMODATION

Second Floor Landing

Ceiling light point, door into:-

Master Bedroom

UPVC double glazed window to the front elevation, built-in sliding mirror door wardrobes, under-stairs storage cupboard, ceiling light point, radiator.

Dressing Room

Velux window, cupboard into the eaves, ceiling light point, loft access hatch (to the loft space above), radiator.

En-Suite Shower Room

Fitted with a three piece suite comprising a fully tiled shower enclosure with a mains fed shower, a wall mounted wash hand basin and a low level flush w/c. Velux window to the rear pitch, heated towel rail, medicine cabinet, laminate flooring.

OUTSIDE - FRONT

To the front of the property there is a lawned garden with mature shrub borders. A pathway leads to the ENTRANCE DOOR, and an adjacent driveway provides off road parking, and in turn gives access to the SINGLE GARAGE. There is timber gated access to the rear garden.

OUTSIDE - REAR

The rear garden is fully enclosed by timber screen fencing and is mainly laid to lawn with a large patio seating area and an outside tap, and lighting.

Single Garage

With an up and over door to the front. Pedestrian door opening out to the rear garden.

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.

Directions

Albertine Gardens can be located off Rose Way from Wheatcroft Island (A52), Edwalton.

DISCLAIMER NOTES

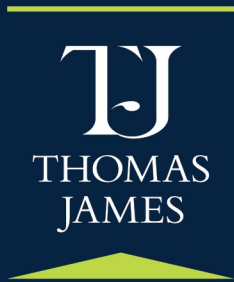
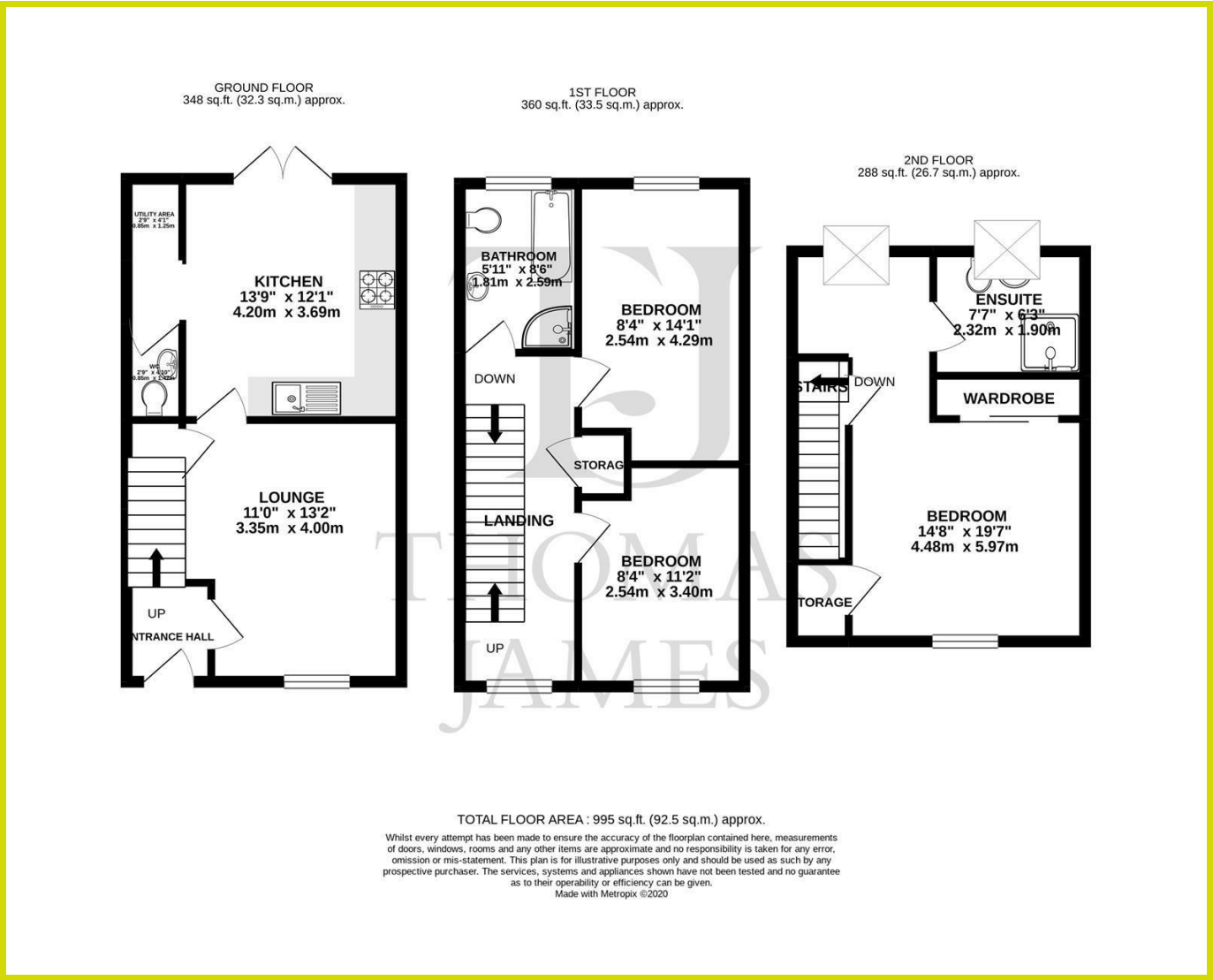
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MONEY LAUNDERING

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		96
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		



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