



**Whitebeam Close, Edwalton, Nottingham, NG12 4GW**  
£435,000 Freehold



## Whitebeam Close, Edwalton

3 Bedrooms, 2 Bathroom

£435,000

- Executive Three Bedroom Detached House
- Lounge With Bay Window
- Contemporary Kitchen/Diner With French Doors
- Master Suite With Walk In Wardrobe & En-Suite
- Sought After & Desirable Development
- Driveway & Garage
- No Onward Chain

Situated in this sought after and desirable modern built development stands this executive three bedroom detached house. Affording a contemporary finish throughout the property is deceptively spacious comprising of an entrance hall, lounge with bay window, stunning open plan kitchen/diner with French Doors to the rear garden, separate utility and cloakroom to the ground floor. To the first floor the master suite boasts a walk in wardrobe area with fitted

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



storage and an en-suite shower room, there are two further well proportioned bedrooms alongside a family bathroom. Standing on a good sized plot there is an enclosed garden to the rear and a driveway to the front leading to an integral single garage. With easy access to the A52, an array of local amenities and serviced by excellent local schools the property is being sold with no onward chain and early viewing is strongly recommended.

**HALLWAY** 6' 6" x 3' 8" (1.98m x 1.12m) Accessed via an external door with floor covering, wall mounted radiator, stairs rising to the first floor and ceiling light.

**LOUNGE** 17' x 10' 7" (5.18m x 3.23m) With fitted carpet, uPVC double glazed window to the front elevation, wall mounted radiator, under stairs storage cupboard and ceiling light.

**KITCHEN/DINER** 17' 3" x 8' 3" (5.26m x 2.51m) The contemporary kitchen has a range of stylish gloss high and low level units with a squared edge worktop over

with upstand incorporating a stainless steel sink and drainer, integrated electric oven, inset gas hob with stainless steel backsplash, integrated fridge/freezer (new in 2024), integrated dishwasher, floor covering, uPVC double glazed window to the rear elevation and ceiling light. The dining area has a stunning bay window with uPVC double glazed windows to the side and rear elevations and French Doors to the rear garden, floor covering, wall mounted radiator and ceiling light.

**UTILITY ROOM** 5' 3" x 5' (1.6m x 1.52m) With high and low level unit with a squared edge worktop over, washer/dryer (new in 2024), floor covering, wall mounted radiator, external door to the rear garden and ceiling light.

**CLOAKROOM** Comprising of a low flush w.c., corner pedestal wash hand basin, floor covering, wall mounted radiator, opaque uPVC double glazed window to the side elevation and ceiling light.

**LANDING** With fitted carpet, loft hatch and ceiling light.

**MASTER BEDROOM** 12' x 8' 11" (3.66m x 2.72m) With fitted carpet, uPVC double glazed window to the front elevation, wall mounted radiator and ceiling light.

**WALK IN WARDROBE** 6' 11" x 3' 7" (2.11m x 1.09m) With a range of fitted wardrobes with sliding mirrored doors, fitted carpet, wall mounted radiator, uPVC double glazed window to the rear elevation and ceiling light.

**EN-SUITE** Comprising of a double wide walk in shower enclosure with mains fed mixer bar shower, low flush w.c., pedestal wash hand basin, floor covering, wall mounted radiator, opaque uPVC double glazed window to the rear elevation and ceiling light.

**BEDROOM TWO** 11' 1" x 10' 7" (3.38m x 3.23m) With fitted carpet, uPVC double glazed window to the front elevation, wall mounted radiator, fitted wardrobe and ceiling light.



**BEDROOM THREE** 10' 9" x 6' 4" (3.28m x 1.93m) With fitted carpet, uPVC double glazed window to the rear elevation, wall mounted radiator and ceiling light.

**BATHROOM** Comprising of a panelled bath with a mains fed mixer bar shower over, low flush w.c., pedestal wash hand basin, floor covering, wall mounted radiator, part wall tiling, opaque uPVC double glazed window to the rear elevation and ceiling light.

**EXTERNAL** The property stands on an ample sized plot and offers an enclosed rear garden which is laid to lawn with a paved patio area, outside tap, fenced boundary and secure gate access. To the front is a double width driveway leading to an integral single garage with up and over door, power and lighting.









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