



7 Blackbird Crescent, Edwalton, NG12 4JN

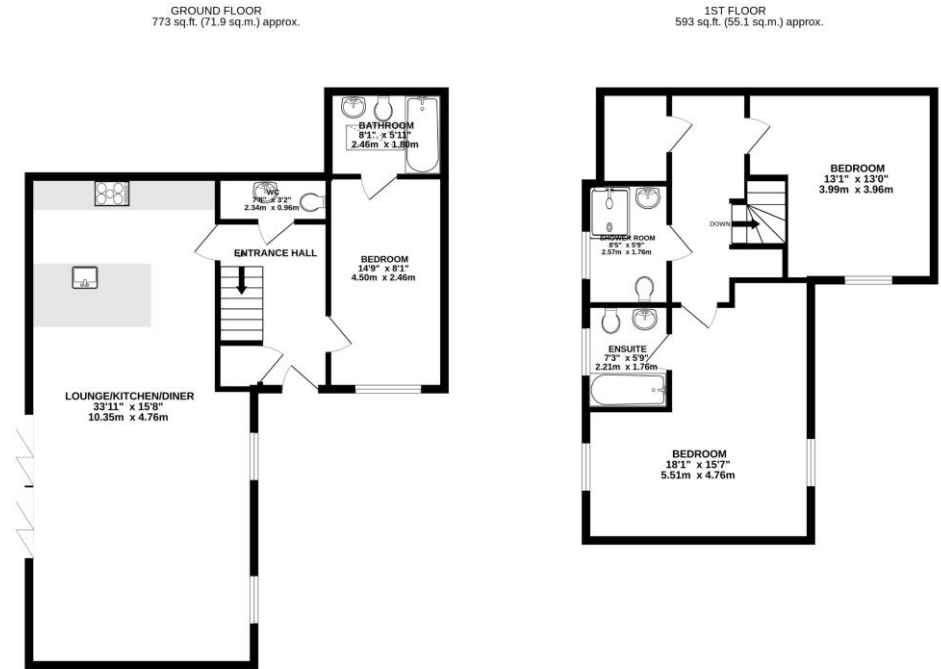
Guide Price: £540,000

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EPC RATING B 82/86. Offering all the credentials of a brand-new build, but with the character and charm of a barn conversion is this newly completed home in sought after Edwalton. The property offers flexible accommodation that will suit a variety of buyers including downsizers looking for single storey accommodation offering a downstairs bedroom with an en-suite shower room. The accommodation consists of entrance hall, large high specification kitchen diner which is open plan to a generous sized living room with bi-fold doors onto a patio and private garden. Downstairs WC. Upstairs there is a further en-suite bathroom, bedroom three and a shower room. To the side is private parking for two cars with side gate access to a landscaped garden. This unique offering in a lovely, quiet cul-de-sac location will appeal to a variety of buyers and viewing is highly recommended. 6 year build warranty.

Accommodation & Amenities

- B RATING HOME - Incredibly Energy Efficient 82/86
- Three Bedroom Newly Completed Barn Conversion
- High Spec. Kitchen Diner with Large Living Room
- Flexible Accommodation - 2 Reception Rooms or Downstairs Bedroom
- Two En-suite Bedrooms, Bedroom 3 & Bathroom
- Underfloor Gas Central Heating to Ground Floor
- Highly Regarded Edwalton Location on the Prestigious "The Hall" Development
- Two Off Street Parking Spaces
- Manageable & Private Landscaped Garden
- 6 Year Build Warranty



TOTAL FLOOR AREA - 1366 sq.ft. (126.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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