

**Rex Gooding**



**9 Violet Gardens, Edwalton, NG12 4LH**

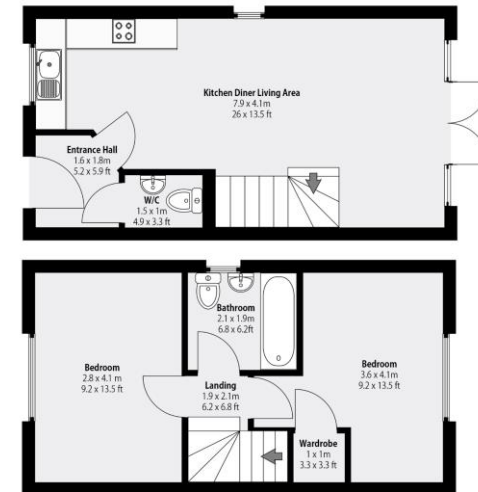
**Guide Price: £325,000**

## 9 Violet Gardens, Edwalton, NG12 4LH

A beautifully presented semi-detached home with driveway parking to the side and good size rear garden. The accommodation is arranged over two floors including an entrance hall, an open plan living area incorporating the fitted kitchen with a range of built in appliances and the living area with French doors opening onto a patio and rear garden. To the first floor are two double bedrooms and the bathroom. Built in 2021, the property benefits from gas central heating, double glazing and the remaining years of the original NHBC. There are enclosed gardens to the rear, a further garden to the front and a driveway providing off road parking for two vehicles at the side with charging point. 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. Within in the Rushcliffe School catchment. No upward chain.

### Accommodation & Amenities

- Modern Semi-Detached Home Built in 2021
- Fabulous Open Plan Living Space
- French Doors onto Patio & Private Rear Garden
- Downstairs WC
- Two Double Bedrooms & Bathroom
- Alarm & CCTV
- Large Garden Shed
- Gas Central Heating & Double Glazing
- East Facing Rear Garden & Small Front Garden
- Driveway Parking for Two Cars with Electric Charging Point
- Council Tax Band B
- Super EPC Rating B
- NHBC 10 Year Guarantee (2021)



Total Combined Area: 63.76m<sup>2</sup> | 678.1 Sq Ft.

Whilst every attempt has been made to ensure the accuracy of the floorplan, 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.











