



1 Edwalton Close, Edwalton, NG12 4BN

Guide Price: £1,100,000 Freehold

4 Total Bedrooms | 4 Reception Rooms | 2 Bathrooms

The Hollies is a substantial family home in an exclusive and discreet cul-de-sac off Village Street that benefits from the backdrop of established and mature trees within the surrounding Conservation area and nearby golf course. The plot is approaching 1/3 of an acre with South West facing rear garden that affords a high degree of privacy, detached triple garage with loft storage and 133-foot frontage offering a generous amount driveway parking. The property offers a huge amount of living accommodation with impressive sized entrance hall, four reception rooms, home office/study and modern kitchen diner with a



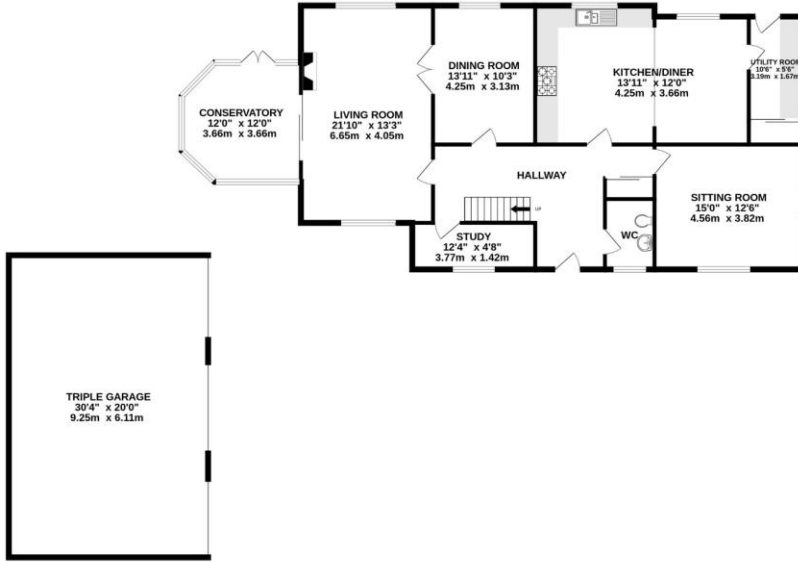
Rex Gooding

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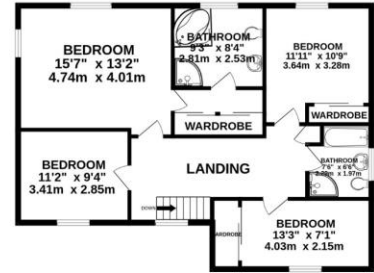


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GROUND FLOOR
2006 sq.ft. (186.4 sq.m.) approx.



1ST FLOOR
851 sq.ft. (79.1 sq.m.) approx.



TOTAL FLOOR AREA : 2857 sq.ft. (265.4 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.