



## 3 HEMLOCK ROAD NOTTINGHAM

£1,750 PCM

**\*\*VIRTUAL VIDEO LINK AVAILABLE\*\*** Beautifully presented and perfectly positioned on the sought-after Edwalton Park development, this beautiful four-bedroom detached home offers contemporary family living with exceptional style and comfort. Complete with driveway parking for two cars and a single garage with power and lighting.



• **\*\*VIRTUAL VIDEO LINK AVAILABLE\*\*** • Bathroom & Ensuite • Large dining kitchen • Kitchen appliances included

### **Entrance hallway / downstairs WC**

Step inside the welcoming entrance hallway, featuring light oak-effect wood flooring, neutral white décor, and a handy built-in storage cupboard. A convenient downstairs WC includes a wash hand basin and low-level WC, with flooring that flows seamlessly throughout the ground floor.

### **Lounge**

To the right, the spacious lounge enjoys a beautiful bay window, allowing plenty of natural light to flood in. The room is finished with white emulsion walls, a cream/beige fitted window covering, and a low-level white radiator beneath the window — creating a warm and inviting atmosphere.

### **Kitchen / Dining**

To the rear, discover a stunning open-plan kitchen and dining area. French doors open directly onto the rear garden, providing the perfect setting for family gatherings or entertaining guests.

The kitchen features:

Cream, high-gloss wall and base units with sleek stainless-steel handles

Wood grain effect melamine worktops

Large stainless-steel sink with drainer and mixer tap

Integrated Electrolux electric oven and four-ring gas hob

Integrated Indesit fridge/freezer and washing machine

Utility area with combi boiler, neatly enclosed by twin doors

The spacious dining would comfortably accommodate a large table, with matching wood-effect flooring continuing throughout.

### **Stairs / Landing**

Upstairs, the landing area features white-painted walls, an oak-finished banister, and a built-in storage cupboard housing the water tank and handy slatted shelving.

### **Bathroom**

The main bathroom is finished to a high standard, comprising:

White three-piece suite

Panelled bath with chrome mixer tap and shower over

Wall-mounted mirror and chrome towel radiator

Light grey rectangular wall tiles and coordinating grey wood-effect flooring

### **Master Bedroom**

Spacious master bedroom with fitted wardrobes and an en suite shower room, complete with electric shower, chrome fixtures, towel radiator, and grey tiled surrounds.

### **Bedroom 2**

Large double room to the rear, featuring built-in wardrobes, cream fitted carpet, and white décor.

### **Bedroom 3**

Comfortable single room with cream carpet and white walls — ideal as a guest room or child's bedroom.

### **Bedroom 4**

Smaller front-facing room, perfect as a home office or hobby room, also with matching cream carpet.





- Lounge with bay window • Downstairs WC • Good sized enclosed garden • Driveway and Garage • Sought after modern development • EPC Rating = B

### External

The property boasts a generous enclosed rear garden, mainly laid to lawn with a paved patio area. There is side access via a wooden gate, and a single garage equipped with lighting and electrics. Driveway parking is available for two vehicles.

Gas central heating via a combi boiler, UPVC double glazing throughout. Council tax band E. EPC B.

This wonderful home combines modern living with a warm family feel, set within a highly desirable Edwalton location close to excellent schools, local amenities, and transport links.

Early viewing is highly recommended to appreciate the quality and space this home offers.

### Additional information

Costs to move in to this property = Initial holding deposit, equivalent to 1 weeks rent (not a fee and will go towards balance of move in monies if tenancy goes ahead), being £403.00. Tenancy deposit, equivalent to 5 weeks rent, being £2,019.00 First months rent in advance.

Kingswood Residential Investment Management are residential lettings specialists and members of ARLA Propertymark, The Property Ombudsman, Tenancy Deposit Scheme and the Propertymark Client Money Protection Scheme.

### Material Information

Electricity supply: mains connection.

-Gas supply: mains connection.

-Water and sewerage status: mains connection.

-Heating and hot water status: Gas central heating

-Broadband and mobile phone coverage: see [checker.ofcom.org.uk](http://checker.ofcom.org.uk).

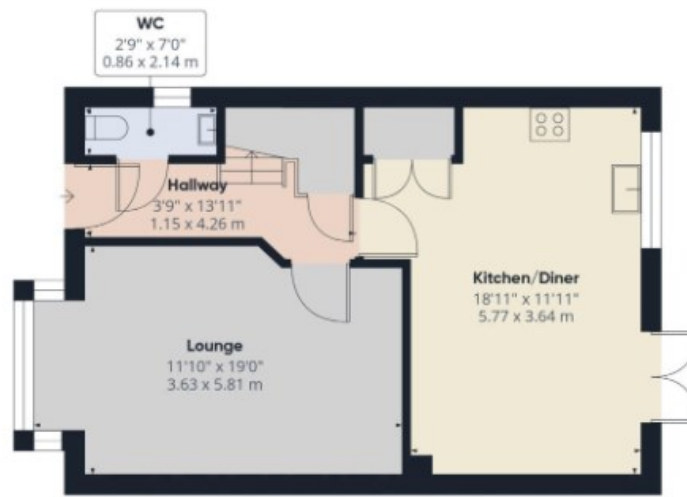
-Flood risk in this location: Surface water = Very Low. River/Sea = Very Low. Flood risk from Groundwater and reservoirs = Unlikely.

-Coal mining area location: located on a coalmine

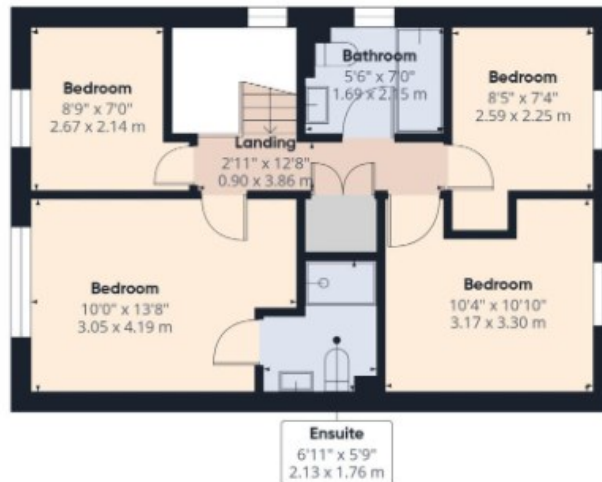
-Any planning permission in the area:

<https://www.rushcliffe.gov.uk/>





Ground Floor



Floor 1



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) <b>A</b>		94
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

**EPC Rating: B     Council Tax Band: E**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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