

Edwalton... a great location for living







Guide Price £1,100,000 - £1,200,000

23 Croft Road, Edwalton, Nottingham, NG12 4BW

Location Location - Croft Road Edwalton • Two Bed Detached Bungalow • In Need of Renovation
Excellent Scope for Re-Development

















23 Croft Road, Edwalton, Nottingham, NG12 4BW

A rare opportunity to purchase this generous three bedroom Dorma bungalow, set in a private and mature plot on Croft Road in the highly sought-after location of Edwalton. The bungalow is in need of renovation and sits in approximately half an acre plot which offers excellent scope for re-development, subject to planning permission being obtained.

The plot is ideal for extension and refurbishment for buyers that are happy to carry out works or buyers that would like to explore the plots true potential. The bungalow is set well back from the road in the centre of the plot. The plot has good privacy due to its mature boundaries and has private lawns and gardens to the front side and rear.

The bungalow itself offers 2,140sqft of accommodation with a central hall that leads to a substantial lounge dining room, a kitchen and utility. This in turn leads to two bedrooms, a family bathroom and a second sitting room.

The second floor comprises of a home office, a further bedroom, bathroom and large storage area.



Total area: approx. 198.8 sq. metres (2140.4 sq. feet)

Interested? Call: 0115 8411155 www.fhpliving.co.uk





Interested? Call 0115 8411155

23 Bridgford Road | West Bridgford | Nottingham | NG2 6AU

or click www.fhpliving.co.uk

1 Weekday Cross | The Lace Market | Nottingham | NG1 2GB

Disclaimer Notes - These sales particulars have been prepared by FHP Living on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst FHP Living have taken care in obtaining internal measurements, they should only be regarded as approximate. Purchaser in obtaining internal measurements, they should only be regarded as approximate. Purchaser in obtaining internal measurements, they should only be regarded as approximate.