

DISTINCTIVE
HOMES
by



Melton Road
Edwalton, NG12 4BS

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FHP Living are privileged to offer to the market this large detached home within one of Nottinghamshire's most sought-after and affluent villages. Offering a large gated front driveway, a spacious home and large rear garden, this home would be perfectly suited for a large or growing family with a penchant for multiple cars and within an enviable setting.

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- Five-bedroom large detached family home
- Planning for additional annex
- The property has been previously extended
- Private gated driveway
- Large rear garden
- Sought-after village location
- Great local schooling option
- Accommodation over 4,000 sqft
- Outdoor swimming pool - currently covered and will need a professional clean
- Viewing highly recommended to appreciate what is on offer





Situated within one of Nottinghamshire's premier villages, this large detached family home offers copious amounts of space internally and externally, perfect for entertaining family and friends alike.

The property offers a bright and spacious accommodation. With its large open plan kitchen / dining area overlooking the large lawned garden, this is a great entertaining space for any amount of guests.

The front driveway provides copious amounts of space for multiple cars, whilst still benefitting from the large garage area for yet more space.

Benefitting from five bedrooms, three bathrooms and two separate enclosed sitting rooms alongside the open plan kitchen dining area, the property allows for multiple people to be entertained without the feeling of being on top of one another, something any large or growing family will no doubt appreciate.

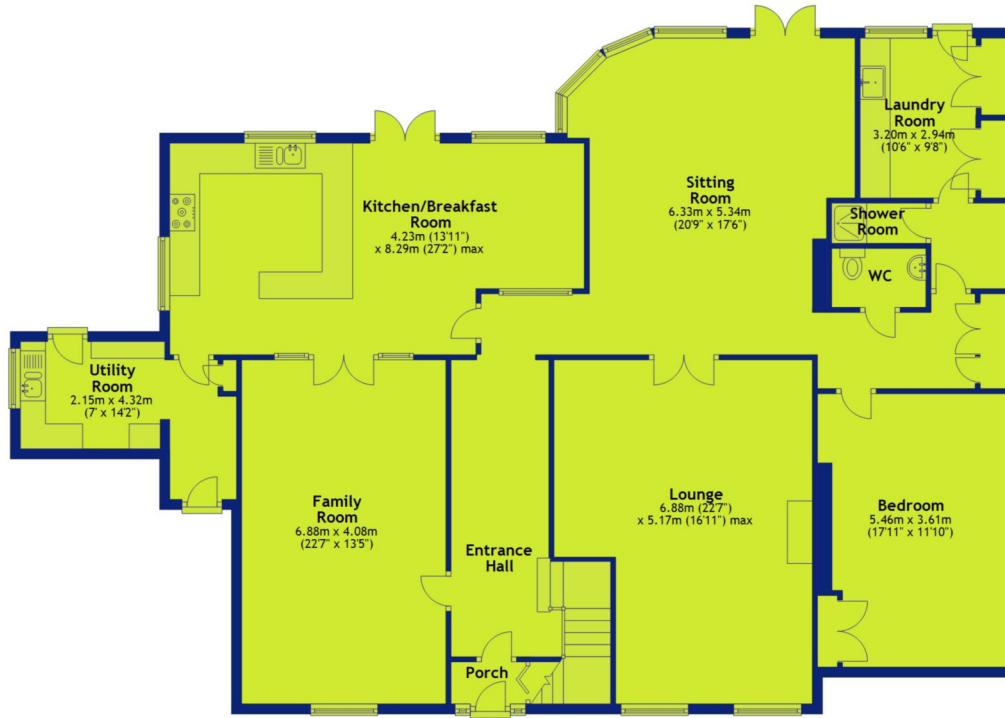
The property is being sold with planning permission granted for the construction of an annex area. Plans for this can be sent across on request.

The property also benefits from solar panels, which are located on top of the garage roof. The solar panels are very efficient and reduces the cost of electricity substantially.





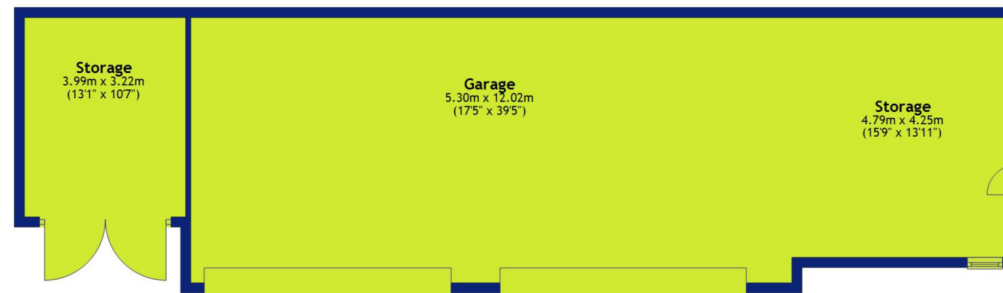
Ground Floor
Approx. 201.9 sq. metres (2172.9 sq. feet)



First Floor
Approx. 108.5 sq. metres (1168.3 sq. feet)



Ground Floor
Approx. 97.8 sq. metres (1053.2 sq. feet)



Total area: approx. 408.3 sq. metres (4394.4 sq. feet)





Distinctive Homes by FHP Living

A collection of some of the best properties available in the most sought-after areas of Nottingham, and its surrounding suburbs and villages.

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Score	Energy rating	It has the potential to be B.	Current	Potential
92+	A	both's energy performance.		
81-91	B			81 B
69-80	C		76 C	
55-68	D			
39-54	E			
21-38	F			
1-20	G			

The graph shows the property's current and potential energy efficiency. Properties are given a rating from A (most efficient) to G (least efficient).

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Interested in this home?

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