

DISTINCTIVE
HOMES
by



Firs Road
Edwalton, NG12 4BX

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An Impressive Family Home in a
Prime Edwalton Location!



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Meticulously maintained and beautifully presented, this exceptional home offers extensive outdoor space and well-arranged accommodation set across two generous floors.

The ground floor welcomes you with a grand entrance hall, providing direct access to the porch, study, sitting room, and a spacious lounge-perfect for both relaxing and entertaining. At the heart of the home lies a fabulous open-plan dining room and kitchen/breakfast area, thoughtfully designed for modern family living, with seamless flow and an abundance of natural light.

The first floor offers four well-proportioned bedrooms, including a principal suite with its own en-suite bathroom and private dressing area. A stylish family bathroom serves the additional bedrooms, ensuring comfort for all.





To the front, the property boasts a sweeping in-and-out driveway that provides ample off-road parking and leads you to the front door. Outside, the rear of the property reveals a generous garden, with a patio area ideal for alfresco dining and entertaining, while the remainder is laid to lawn, perfect for families and outdoor enjoyment.

Perfectly located just moments from Edwalton Golf Course and only a short drive from the vibrant shops, restaurants, and bars of West Bridgford, this home delivers both lifestyle and convenience. Properties of this calibre and setting rarely come to market-making this an opportunity not to be missed.





Ground Floor
Approx. 189.9 sq. metres (2044.2 sq. feet)



First Floor
Approx. 114.3 sq. metres (1229.9 sq. feet)



Total area: approx. 304.2 sq. metres (3274.1 sq. feet)



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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	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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Interested in this home?

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