

DISTINCTIVE
HOMES
by



Wellin Close
Edwalton, NG12 4BL

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Discover refined family living in this skilfully extended five-bedroom detached home, nestled at the end of the exclusive cul-de-sac of Wellin Close. With over 3500 square feet of accommodation, this property offers generous proportions, highlighted by a stunning 36-foot living kitchen with bifold doors, seamlessly connecting to a south west-facing private rear garden.

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Upon entry through the reception porch, a sizeable reception hall welcomes you with a staircase leading to the first floor, built-in cloak storage, and access to various living spaces. The living room, boasting an excellent proportion, features a triple aspect, French doors leading to the rear garden, and windows offering views of the side and front elevations. Adjacent to the living room, a formal dining room provides further versatile living space, while an office with views of the front garden offers a quiet retreat. A contemporary three-piece shower room is conveniently located next to the family room, which could potentially serve as an annex or space for elderly relatives.

The heart of the home lies in the stunning kitchen, flooded with natural light from two sets of bifold doors opening to the garden. Vaulted ceilings with Velux windows enhance the sense of space, while a cast-iron log burner adds warmth and character. The kitchen features engineered oak flooring, high-spec wall and base units, quartz stone worktops, and a central island with breakfast bar. The kitchen also has two full sized dishwashers, a bora hob and two built in freezers (one in the utility room and one in the kitchen) and a boiling water tap. A rear hall/boot room with built-in storage leads to the utility room with plumbing for a washer and dryer and additional storage.





Upstairs, a large gallery landing leads to five well-proportioned bedrooms. The main suite has a walk-in wardrobe and an en-suite bathroom with a luxurious five-piece suite. Bedroom two features built-in wardrobes and an en-suite, while a further four-piece family bathroom serves bedrooms three, four, and five.

Outside, the property is set at the end of a cul-de-sac, offering a generous in-and-out driveway with mature shrubs and lawn areas. A detached double garage provides ample storage space, with a courtyard offering additional seating areas. The rear garden features a raised deck with a patio seating area and an outdoor hot tub which is secluded and offers great sunset views. Surrounded by greenery and vegetable patches, creating an ideal space for relaxation and enjoyment. Don't miss the opportunity to call this wonderful property your home.

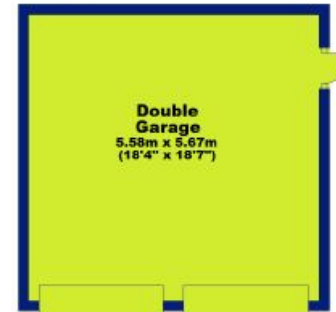




Ground Floor
Approx. 169.5 sq. metres (1824.0 sq. feet)



Double Garage
Approx. 31.6 sq. metres (340.6 sq. feet)



First Floor
Approx. 132.1 sq. metres (1421.7 sq. feet)



Total area: approx. 333.2 sq. metres (3586.2 sq. feet)



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Interested in this home?

Call the FHP Living Distinctive Homes Team

T: 0115 841 1155

23 Bridgford Road
West Bridgford
Nottingham NG2 6AU



Steven Gray
Mobile: 07917 576 253
steven@fhpliving.co.uk



Jules Hunt
Mobile: 07917 460 033
jules@fhpliving.co.uk

1 Weekday Cross
The Lace Market
Nottingham NG1 2GB