

DISTINCTIVE  
HOMES  
by



Hallfields  
Edwalton, NG12 4AA

# Hallfields

Edwalton, NG12 4AA

Located in the heart of the highly sought-after Edwalton Village, this period property commands attention. Situated on approximately 0.4 acres of mature and secluded grounds, the property offers over 4400 sq. ft. of living space, making it an exceptional find for buyers seeking a forever family home.





Step through the elegant period arched doorway with sidelights, and you'll be greeted by an inviting open-plan reception hallway with oak flooring, the original staircase and passing by charming cupboards, to discover an expansive reception area that seamlessly flows into the sitting room and grants access to the garden room. The sitting room has a continuation of the oak flooring and garden-facing windows, while double doors lead to the lounge, featuring a fireplace with a stone surround and built-in cabinets. The garden room, offering a generous conservatory area with picturesque views of the mature garden, provides an idyllic space for relaxation.

The heart of the home lies within the living kitchen, measuring an impressive 30 x 20 feet. This space serves as the main hub, featuring high-spec wall and base units, sleek stone worktops, a central island with a breakfast bar, and a range of integrated appliances. Bi-fold doors open onto the rear garden, seamlessly merging indoor and outdoor living. An internal hall leads to a staircase accessing the games room, utility area, and a sizeable gym with access to a two-piece white suite WC.





Ascending to the first floor, a landing area leads to four generously proportioned bedrooms, including the main suite with a walk-in dressing area. The main bedroom area boasts windows overlooking the front elevation and ample wardrobe space. A staircase leads to a duplex bedroom on the second floor, accompanied by an impressive five-piece family bathroom finished to an exquisite specification. Additionally, there is a three-piece shower room serving the bedrooms.

Outside, the property boasts a wooden security-fenced front boundary with a pathway to the front door and secure electric gates opening to a generous driveway. The front garden features well-stocked borders with a variety of trees and shrubs, while the rear garden offers a large stone patio spanning the property's width, overlooking the predominantly lawned garden with mature trees and shrubs—a perfect private oasis for relaxation or entertaining.





### Ground Floor

Approx. 213.9 sq. metres (2302.9 sq. feet)



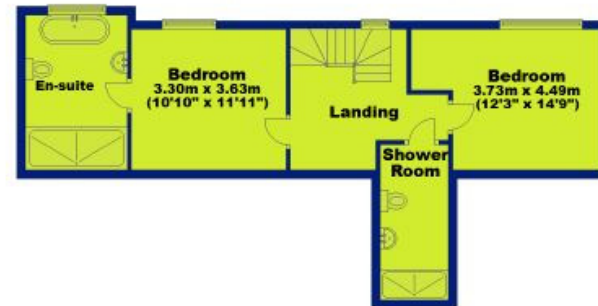
### First Floor

Approx. 148.9 sq. metres (1602.9 sq. feet)



### Second Floor

Approx. 50.3 sq. metres (541.7 sq. feet)



Total area: approx. 413.2 sq. metres (4447.4 sq. feet)



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## Interested in this home?

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