

4 Daffodil Gardens

Edwalton
Nottingham
NG12 4HT

Guide Price £475,000



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0115 841 1155



- Four-bedroom detached home
- Open plan lounge diner
- Family bathroom, en-suite and downstairs WC
- Modern throughout
- Off street parking and garage
- Sought-after location
- Highly regarded school catchment area
- Viewing essential!
- Council Tax Band - E
- Tenure - Freehold

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4 Daffodil Gardens, Edwalton, Nottingham, NG12 4HT

Key Features

A four-bedroom detached family home, nestled in the heart of the highly regarded modern development in Edwalton. This home is perfectly placed within the catchment area of schools and is just a stone's throw away from local amenities. With no upward chain, you can move straight in, and you'll enjoy swift access to West Bridgford and the A52.

Walk through the inviting hallway, with tiled flooring throughout and doors leading to the downstairs WC, kitchen, study and lounge/ diner.

The lounge/diner stretches the full width of the property, creating an expansive, open space perfect for family gatherings and entertaining, with a continuation of the tiled flooring and French doors stepping out to the garden. The seamless flow back into the kitchen showcases a range of wall and base units, fully integrated appliances including a fridge/freezer, oven, gas hob, extractor fan, dishwasher, and washing machine.

To the first floor, you will find four generously sized bedrooms and family bathroom. The family bathroom is a modern three-piece suite, complete with a bath and overhead shower, WC, and wash basin. The main bedroom boasts a built-in wardrobe and a chic en-suite shower room.

The front features a double driveway and a single garage, ensuring ample parking. The rear garden has a patio area, lawn, and secure fenced boundaries-perfect for summer barbecues and leisurely afternoons.

Please be aware there is an annual estate charge for the maintenance of the estate. The exact amount is currently unconfirmed by the vendor, so be sure to confirm any details with your solicitor during the conveyancing process.



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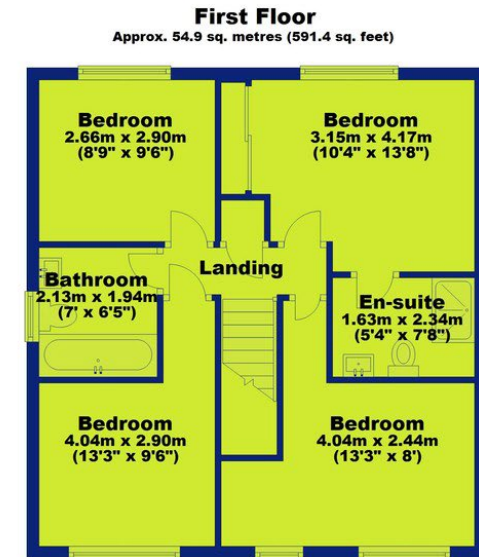
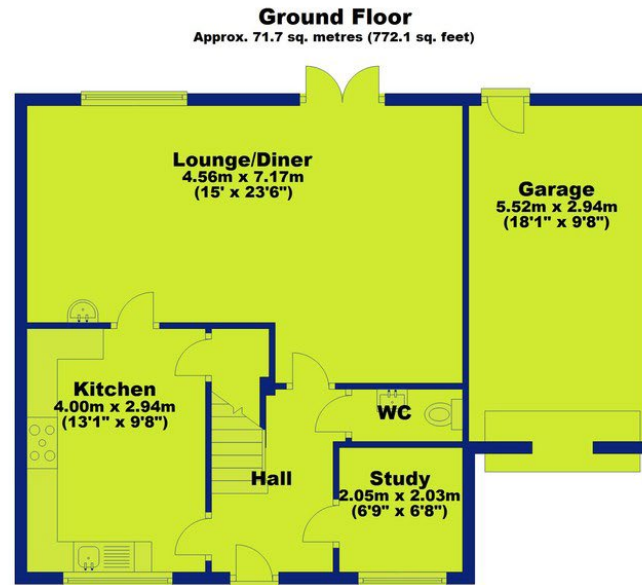


Video



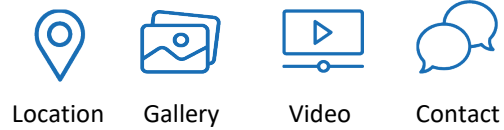
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Total area: approx. 126.7 sq. metres (1363.5 sq. feet)

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Interested in this home?

Contact the FHP Living Team on 0115 841 1155

23 Bridgford Road
West Bridgford
Nottingham
NG2 6AU

1 Weekday Cross
The Lace Market
Nottingham
NG1 2GB

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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