

22 Edwalton Lodge Close

Edwalton
Nottingham
NG12 4DT

Guide Price £750,000



Click for further information:-



Location



Gallery



Video



Contact



0115 841 1155



- Five-bedroom detached home
- Family bathroom, en-suite and downstairs WC
- Open plan kitchen diner
- Front, side and rear garden
- Double garage and double driveway
- Sought-after Edwalton location
- Highly regarded school catchment area
- Viewing essential!
- Council Tax Band - G
- Tenure - Freehold



0115 841 1155



Location



Gallery



Video



Contact

22 Edwalton Lodge Close, Edwalton, Nottingham, NG12 4DT

Key Features

Located in the highly desirable area of Edwalton, on the sought-after address of Edwalton Lodge Close, this property is nestled on a generous plot with gardens to the front, side, and rear, alongside a separate double garage and double driveway. Offering an abundance of space, this home provides versatile family accommodation and is situated within highly sought-after school catchments. Early viewing is highly recommended.

The property is entered via a spacious reception hallway, with stairs rising to the first floor, built-in storage, and doors leading to the main living areas. The large, L-shaped lounge and dining room benefits from a dual aspect, allowing light to flood in, and features French doors that open onto the rear garden. A stunning fireplace provides a central focal point and a cosy place to relax with the family. Adjacent to this is a well-proportioned study/family room, which also boasts French doors leading to the garden.

The kitchen diner is fitted with a range of wall and base units, a tiled floor, and integrated appliances. The space is further enhanced by two feature bay windows overlooking the front, creating a bright and welcoming area that is perfect for dining and entertaining. Additionally, the ground floor benefits from a convenient downstairs WC.

Ascending to the first floor, you are greeted by a generous landing that provides access to five bedrooms and the family bathroom. The main bedroom suite includes a contemporary three-piece shower room, built-in furniture, and excellent proportions. The further four bedrooms are all of good size, offering flexibility for family living. The family bathroom features an original four-piece suite, including a bidet.

Externally, the property boasts a large lawned garden at the front, with a block-paved pathway providing access to the front door and continuing around the perimeter. There are well-maintained shrub borders and gated access to the rear garden. The rear garden features a patio area spanning the width of the property, a pathway leading around a lawned area, and well-stocked borders with mature trees and shrubs. The property also benefits from a double garage with power, light, and a door leading to the garden, along with a gated double-width driveway.





0115 841 1155



Location



Gallery

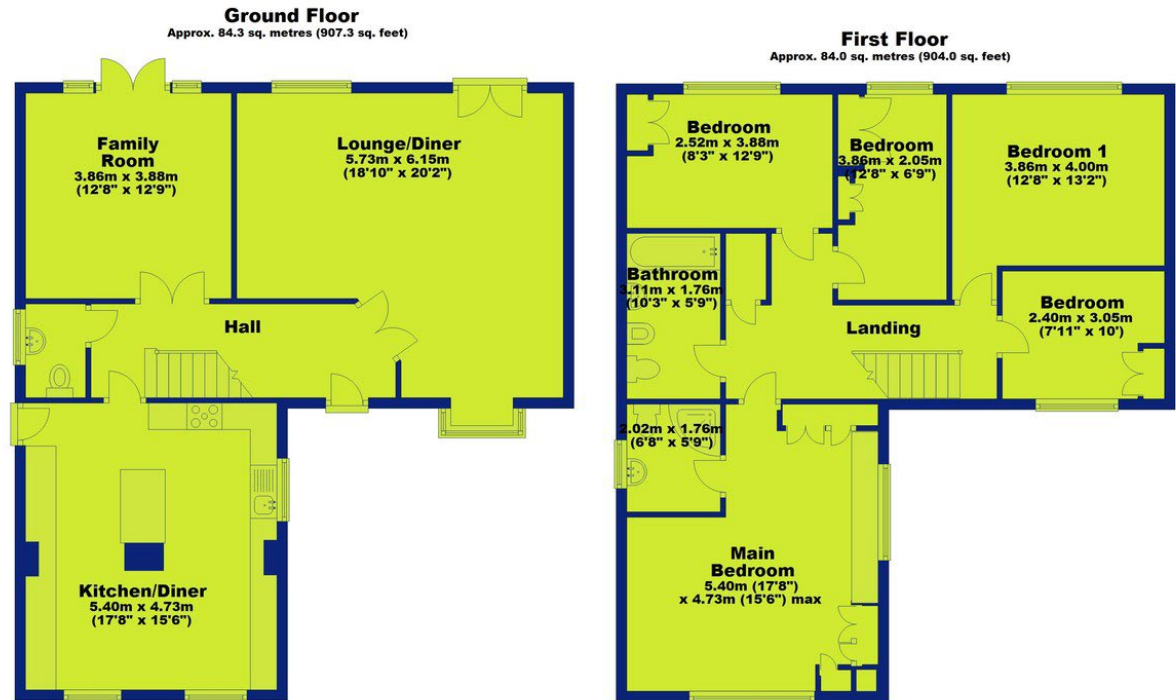


Video



Contact

22 Edwalton Lodge Close, Edwalton, Nottingham, NG12 4DT



Total area: approx. 168.3 sq. metres (1811.2 sq. feet)



0115 841 1155



Location



Gallery



Video



Contact

22 Edwalton Lodge Close, [Edwalton, Nottingham, NG12 4DT](#)



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		
81-91	B		83 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

These sales particulars have been prepared by FHP Living on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst FHP Living have taken care in obtaining internal measurements, they should only be regarded as approximate.

Purchaser information - Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, FHP Living require any successful purchasers proceeding with a purchase to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill. This evidence will be required prior to FHP Living instructing solicitors in the purchase or the sale of a property.