

47 Green Acre

Edwalton
Nottingham
NG12 4BD

Guide Price £300,000 - £310,000



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0115 841 1155



- Three-bedroom semi-detached home
- Open plan kitchen dining area
- Three-piece family bathroom
- Landscaped garden
- Off road parking
- Sought-after Edwalton location
- Highly regarded school catchment area
- Viewing essential!
- Council Tax Band - B
- Tenure - Freehold



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47 Green Acre, Edwalton, Nottingham, NG12 4BD

Key Features

A fantastic three-bedroom semi-detached home, located within highly sought-after school catchments in the desirable area of Edwalton.

This well-presented property offers stylish accommodation throughout, including a modern breakfast kitchen with a central island and a beautifully landscaped, sunny rear garden.

The property is entered via a composite entrance door into a generous reception hallway with stairs rising to the first floor, an under-stairs storage cupboard, and doors leading into the main living areas.

The lounge features a patio door providing lovely views over the sunny garden, a feature fireplace with a gas flame-effect fire, and offers a cosy space to relax.

The kitchen is fitted with a high-spec range of painted wood wall and base units, complemented by a central island with a breakfast bar and butcher block worktops. It also benefits from LVT flooring, double-glazed windows to both the front and rear elevations, integrated appliances, and a side access door.

To the first floor, the landing leads to three well-proportioned bedrooms and a family bathroom, which includes a white three-piece suite, full tiling, and an electric shower over the bath.

Outside, the front of the property features a generous block-paved driveway providing off-street parking for multiple vehicles, along with a low-maintenance gravel garden area with mature trees and shrubs. A pathway leads to the front door and provides gated access to the rear.

The rear garden is beautifully landscaped, featuring a patio area, shaped lawn, well-stocked borders with mature plants and shrubs, a further raised patio seating area, raised beds, and a built-in shed - ideal for outdoor entertaining and family enjoyment.





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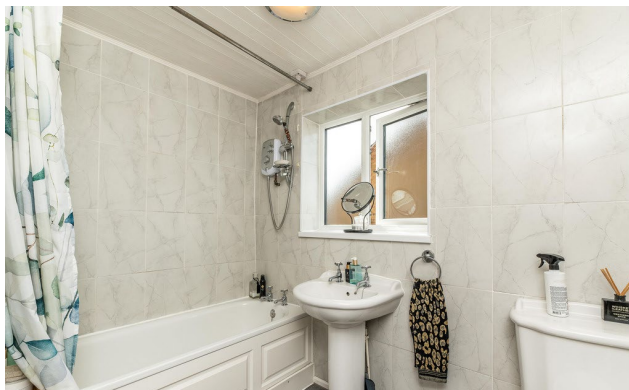


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Ground Floor

Approx. 42.9 sq. metres (462.0 sq. feet)



First Floor

Approx. 42.9 sq. metres (462.0 sq. feet)



Total area: approx. 85.8 sq. metres (923.9 sq. feet)



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Contact the FHP Living Team on 0115 841 1155

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West Bridgford
Nottingham
NG2 6AU

1 Weekday Cross
The Lace Market
Nottingham
NG1 2GB

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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