

# 10 Hallfields

Edwalton  
Nottingham  
NG12 4AA

**Offers In Excess Of £650,000**



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0115 841 1155



- Three-bedroom semi-detached home
- Accommodation across three floors
- Family bathroom and downstairs WC
- Character throughout
- Off road parking
- Sought-after Edwalton location
- Highly regarded school catchment area
- Viewing essential!
- Council Tax Band - D
- Tenure - Freehold



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## 10 Hallfields, Edwalton, Nottingham, NG12 4AA

### Key Features

An Exceptional and Characterful Extended Three-Bedroom Semi-Detached Cottage in the Heart of Edwalton Village.

Nestled in the highly sought-after Edwalton Village, this charming and beautifully extended three-bedroom semi-detached cottage offers character in abundance and occupies a generous, mature plot. Arranged over three well-appointed floors, the property sits within a prestigious location on the desirable Hallfields address and benefits from being within catchment of highly regarded local schools.

Upon entry, the property welcomes you through a leaded, double-glazed stained glass front door into a delightful dining/snug area. This cosy space features original oak parquet flooring, a period-style fireplace with a wood surround, original tiled inset and hearth, and an open grate. Built-in shelving flanks the chimney breast, complemented by a box-style double-glazed window to the front elevation.

A latch-style door leads into the inviting lounge, complete with solid wood flooring, period-style double-glazed box windows to the side, and a chimney breast housing a cast-iron log burner set on a slate tiled hearth. A recessed area with built-in storage and space for a television completes the room, alongside an under-stairs storage cupboard.

The kitchen is stylish and functional, fitted with a comprehensive range of wall and base units with granite worktops and a Franke inset sink. Integrated appliances include a stainless steel Miele hob with extractor over and oven beneath. Ceramic tiled flooring extends throughout, and double-glazed French doors provide seamless access to the rear garden.

From the kitchen, a door leads to a convenient downstairs utility room/WC, featuring a dual-level design with plumbing for a washing machine and dryer, as well as a low-level WC.

A secondary dining room, also accessible from the kitchen, benefits from dual-aspect views with a double-glazed box window to the front and French doors opening onto the rear garden. Wooden flooring enhances the room's warm and elegant feel.

The landing features a side-facing window and stairs rising to the second floor. Doors lead to two well-proportioned bedrooms. The front bedroom enjoys a charming box-style double-glazed window, a feature cast-iron fireplace, and built-in shelving and storage to either side of the chimney breast.

The main bedroom is light and airy, offering a dual aspect with views to the rear and a distinctive dormer window to the side, complemented by recessed spotlights.

The luxurious family bathroom boasts a four-piece period-style suite including a clawfoot roll-top bath, a walk-in double shower with chrome rainfall fixture, a vanity unit with a heritage basin and WC, and wooden flooring. A replacement box bay window to the side elevation completes this elegant space.

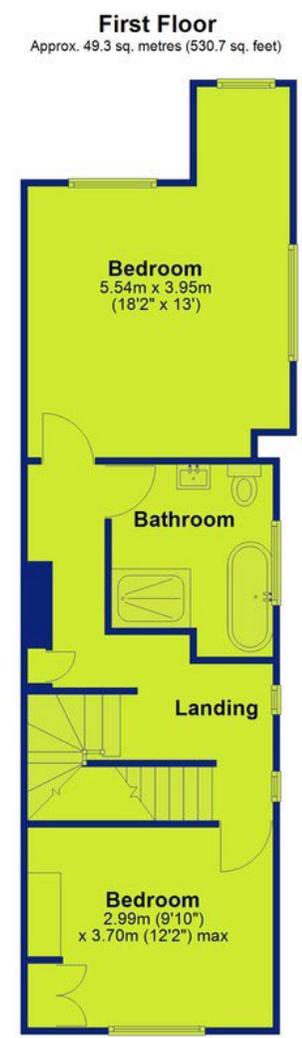
The second floor comprises a spacious third bedroom with double-glazed box windows to the side, built-in storage, and recessed lighting. This generous space offers excellent versatility and could easily be reconfigured to create two smaller bedrooms, if desired.

To the front of the property lies a charming Hollybush boundary hedge with wooden gateposts opening onto a block-paved frontage and gravel driveway, offering off-street parking for multiple vehicles. A raised stone bedding area is home to a variety of mature shrubs, including two established rosebushes enhancing the home's kerb appeal. A mature horse chestnut tree and creeper-clad brickwork to the side elevation add further character.

Gated side access leads to the beautifully landscaped rear garden. Here, a slate-shingled seating area, brick patio, and winding pathway offer multiple relaxation spaces. The garden itself is mainly laid to lawn with well-stocked borders, established trees and shrubs, raised vegetable beds, and a substantial garden shed for storage. Access to the garden is also available from both the kitchen and dining room, making this an ideal space for entertaining and outdoor living.



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Total area: approx. 130.6 sq. metres (1405.3 sq. feet)

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### *Interested in this home?*

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West Bridgford  
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NG2 6AU

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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