

36 Melton Gardens

Edwalton
Nottingham
NG12 4BJ

Guide Price £625,000



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0115 841 1155



- No upward chain!
- A four-bedroom detached home
- Family bathroom, en-suite and downstairs WC
- Open plan kitchen living area
- Separate utility room
- Sought-after Edwalton location
- Highly regarded school catchment area
- Viewing essential!
- Council Tax Band - E
- Tenure - Freehold



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Key Features

A beautifully presented family home, ideally positioned in the sought-after Edwalton area, renowned for its excellent school catchments, everyday amenities, and superb connectivity.

You are welcomed via a central entrance hall that immediately sets the tone for the space and flow of the property. From here, stairs rise to the first floor, while doors lead to the main living areas.

To the front of the home sits a generous lounge, a warm and inviting room ideal for cosy evenings or relaxed family time.

Moving through to the rear of the property, is the heart of the home. The kitchen has been thoughtfully converted and redesigned by the current owners, creating a stylish open-plan living kitchen that perfectly suits modern family life. This expansive space offers ample room for cooking, dining, and entertaining, with a seamless layout that encourages togetherness while still allowing defined zones. Bi-folding doors open out to the garden, enhancing the sense of light and connection to the garden.

Adjacent to the kitchen is a practical utility room, keeping everyday essentials neatly tucked away, with further access to a useful garage storage area, ideal for bikes, tools, or additional household storage.

To the first floor, a central landing provides access to all bedrooms and facilities. The standout main bedroom is a superbly sized room, benefitting from its own en-suite shower room.

There are three further well-proportioned bedrooms, offering flexibility for growing families, guests, or home working. One bedroom is complemented by a separate study, perfect for remote working, homework, or creative pursuits.

Completing the first floor is a modern family bathroom, serving the remaining bedrooms with ease.

Outside, there is a driveway to the front with a lawned garden. To the rear, there is a patio area and the rest is laid to lawn, perfect for entertaining in the summer months.

The property enjoys a pleasant setting within this highly desirable residential location, just moments from local amenities, green spaces, and highly regarded schools, making it an excellent choice for families and professionals alike.





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Ground Floor

Approx. 75.1 sq. metres (808.0 sq. feet)



First Floor

Approx. 71.2 sq. metres (766.6 sq. feet)



Total area: approx. 146.3 sq. metres (1574.6 sq. feet)



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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	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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