

DISTINCTIVE
HOMES
by



Grange Road
Edwalton, NG12 4BT

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An exceptional six-bedroom detached home situated on one of Edwalton's most prestigious roads. Designed with an uncompromising focus on space, quality, and contemporary elegance, this outstanding family home extends across three floors and occupies beautifully maintained private grounds, all securely enclosed behind electric gates.

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From the moment you step inside, the scale and craftsmanship of the property are immediately evident. The central reception hall, enhanced by a striking feature staircase with a glass balustrade, establishes a sophisticated tone that flows throughout the home. Generous room proportions, high ceilings, and expansive windows ensure an abundance of natural light across every level.

At the heart of the property is an impressive open-plan living kitchen, perfectly suited to everyday family living as well as large-scale entertaining. Full-height sliding doors open directly onto the rear terrace and gardens, creating a seamless connection between the indoor and outdoor spaces. The ground floor also includes a formal living room, a versatile playroom or cinema room, a study, and a well-appointed utility and boot room, providing excellent functionality for modern family life.

The first floor features a beautifully arranged collection of bedroom suites, including a luxurious master suite complete with a bespoke dressing area and an elegant en-suite bathroom. The remaining bedrooms are equally generous in size and are complemented by high-specification bathrooms featuring contemporary tiling, walk-in showers, and premium fixtures.





The second floor offers two further substantial bedrooms and an additional shower room, making it an ideal space for guests, teenagers, or live-in staff who may require a degree of independence and privacy.

Externally, the property benefits from an expansive lawned garden bordered by mature planting that affords a high level of seclusion. A large terrace provides an excellent setting for outdoor dining and relaxation. To the front, electric gates open onto a generous driveway with off-road parking for multiple vehicles, along with access to a detached double garage. The garage is currently fitted out as a high-end home gym, offering superb versatility to suit a range of lifestyle needs.

Located in the highly sought-after suburb of Edwalton, Elm House enjoys close proximity to West Bridgford's outstanding amenities, some of Nottingham's finest schools, and convenient transport links. This represents a rare opportunity to acquire a home of remarkable presence, quality, and scale in one of the area's most desirable locations. Viewing is therefore considered essential.





Ground Floor

Approx. 172.4 sq. metres (1855.7 sq. feet)



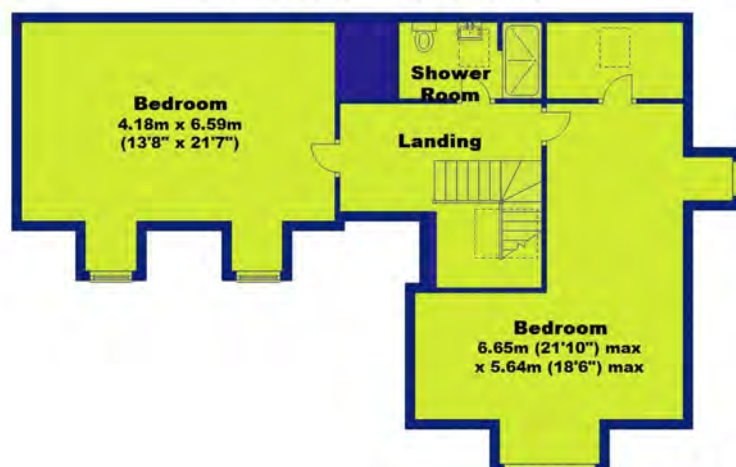
First Floor

Approx. 145.1 sq. metres (1561.7 sq. feet)



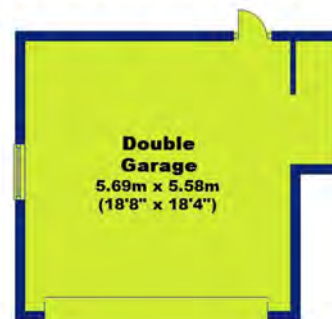
Second Floor

Approx. 85.9 sq. metres (924.5 sq. feet)



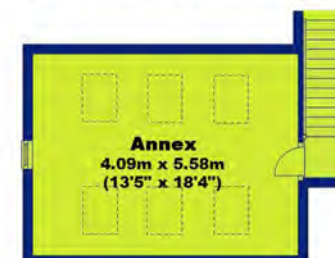
Garage

Approx. 34.3 sq. metres (369.5 sq. feet)



Annex

Approx. 26.0 sq. metres (280.3 sq. feet)





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Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Interested in this home?

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