

# Albertine Gardens

Edwalton  
Nottingham  
NG12 4JG

£499,950



 4  2

 1  B

 0115 841 1155



- Four-bedroom detached home
- Open plan kitchen diner
- Close to local amenities
- Highly regarded school catchment area
- Council Tax Band - E
- Family bathroom, en-suite and downstairs WC
- Off road parking and detached garage
- Sought-after Edwalton location
- Viewing essential!
- Tenure - Freehold

## Albertine Gardens, Edwalton, Nottingham, NG12 4JG

### Key Features

A well-appointed detached family home occupying a generous corner plot in the highly regarded suburb of Edwalton. Located in highly regarded school catchment area, the property offers excellent family accommodation and is still within its NHBC guarantee.

The property is set within a quiet residential cul-de-sac and benefits from well-proportioned accommodation arranged over two floors. The ground floor comprises a welcoming entrance hallway, spacious living room, separate dining room, kitchen, WC, and access to an integral garage. To the first floor are multiple bedrooms, a family bathroom, ensuite to main bedroom and additional storage areas, providing flexible accommodation suitable for a range of needs.

Externally, the property sits within established gardens and enjoys a good degree of privacy. The plot size and layout present an excellent opportunity for further development or reconfiguration, making this an attractive proposition.

Albertine Gardens is well positioned for access to West Bridford, Nottingham city center, and a range of local amenities, highly regarded schools, and transport links.



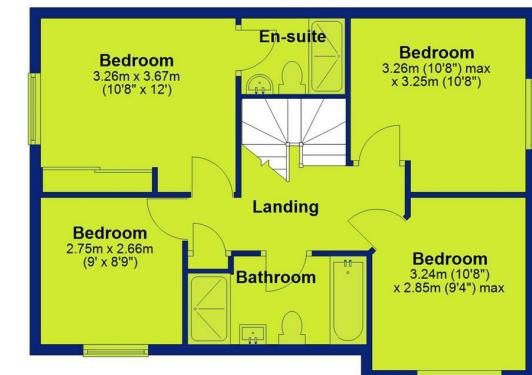
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**Ground Floor**  
Approx. 72.5 sq. metres (780.8 sq. feet)



**First Floor**  
Approx. 57.0 sq. metres (613.3 sq. feet)



Total area: approx. 129.5 sq. metres (1394.1 sq. feet)



0115 841 1155

## Albertine Gardens, Edwalton, Nottingham, NG12 4JG



### 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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