

DISTINCTIVE
HOMES
by



Ironwood Close

Nottingham, NG12 4GJ

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Situated at the end of a cul-de-sac, this impressive, detached family home occupies a desirable plot and benefits from a truly unique triple-width driveway, providing exceptional off-road parking for multiple vehicles, together with a single detached garage.





The property offers spacious and well-balanced accommodation ideally suited to modern family living. A welcoming entrance hallway provides access to a useful ground floor WC and staircase rising to the first floor. The generous living room in length, creating a bright and versatile space for both relaxing and entertaining.

To the rear, the spacious kitchen/dining room serves as the heart of the home, offering ample space for family meals and social gatherings. The kitchen is complemented by a separate utility room, providing additional storage and practical laundry space. The first floor offers four well-proportioned bedrooms, including a substantial principal bedroom with its own en-suite shower room. Two further double bedrooms provide excellent family accommodation, while the fourth bedroom offers flexibility as a nursery, home office or dressing room. A modern family bathroom completes the first-floor accommodation. Externally, the property continues to impress with a south-facing rear garden, enjoying sunshine





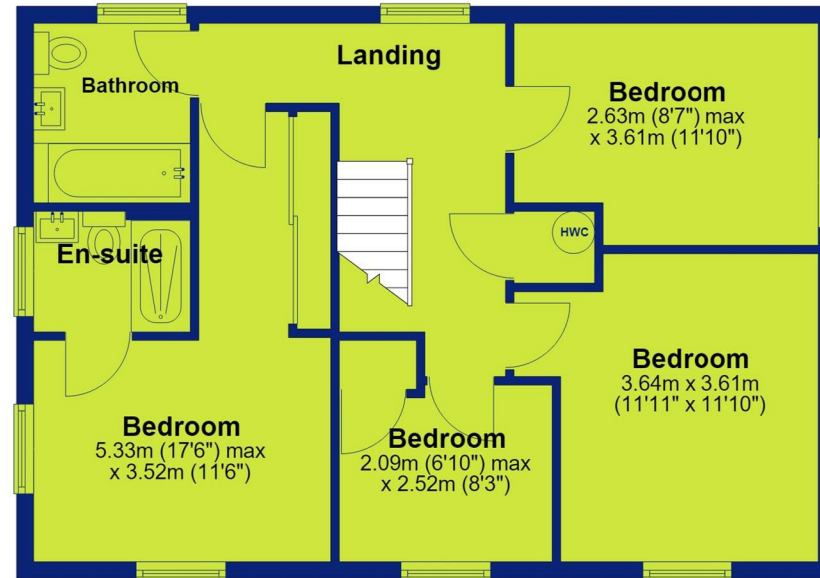
throughout the day and providing an ideal environment for outdoor dining, entertaining and family enjoyment. The position on the road ensures a peaceful setting with very little passing traffic, adding to the property's appeal. A standout feature is the one-of-a-kind triple-width driveway, offering extensive parking rarely found on comparable homes, while the detached garage provides additional storage, secure parking or potential workshop space. Combining spacious accommodation, a sought-after south-facing garden, outstanding parking provision and a prestigious cul-de-sac position, this is an excellent opportunity to acquire a superb family home in one of Nottinghamshire's most desirable residential locations. Located in the highly regarded Edwalton area, one of Nottinghamshire's most desirable residential locations. The area is particularly popular with families and professionals thanks to its excellent schools, and convenient access to West Bridgford and Nottingham city centre. Residents enjoy a range of nearby amenities, including local shops, cafés, supermarkets, and scenic green spaces. Excellent road links via the A52, A46 and M1 make commuting straightforward, while nearby parks and countryside walks offer plenty of opportunities to enjoy the outdoors.





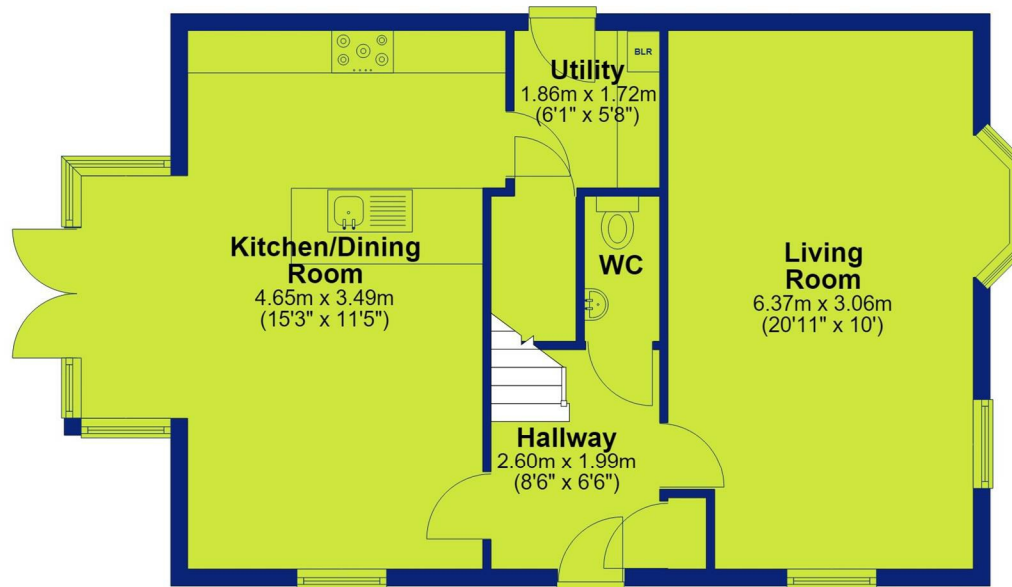
First Floor

Approx. 59.2 sq. metres (637.2 sq. feet)



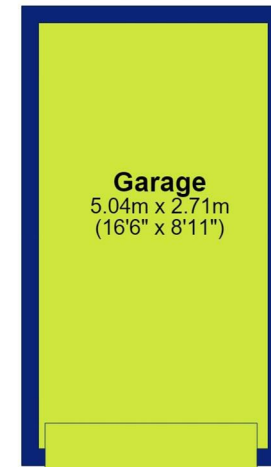
Ground Floor

Approx. 61.3 sq. metres (659.5 sq. feet)



Outbuilding

Approx. 13.7 sq. metres (147.0 sq. feet)



Total area: approx. 134.1 sq. metres (1443.7 sq. feet)



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(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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Interested in this home?

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