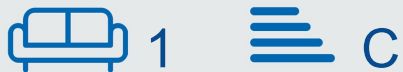


Melton Gardens

Edwalton
Nottingham
NG12 4BJ

Guide Price £600,000 -
£625,000



 0115 841 1155



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



0115 841 1155

Melton Gardens, Edwalton, Nottingham, NG12 4BJ

Key Features

GUIDE PRICE £600,000 - £625,000. Located in the ever-popular area of Edwalton, this beautifully presented five-bedroom detached property offers spacious and contemporary living, ideal for families or professionals. Just a short drive from West Bridgford and positioned within the catchment area for some of the East Midlands' top schools, the home combines comfort, convenience and style.

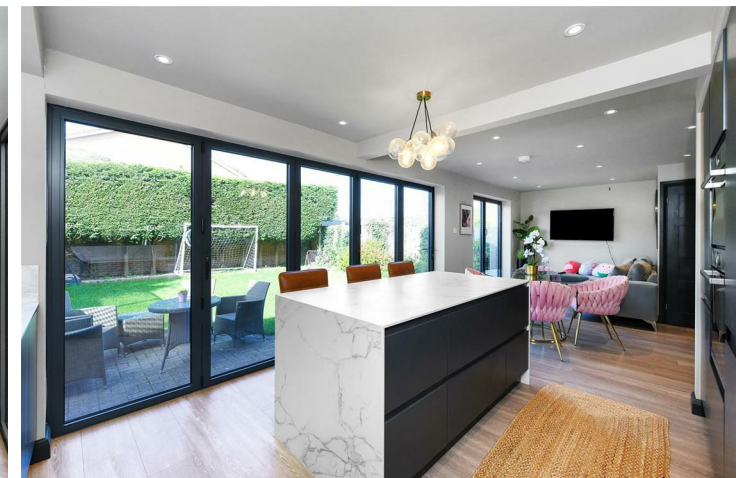
Located in the ever-popular area of Edwalton, this beautifully presented five-bedroom detached property offers spacious and contemporary living, ideal for families or professionals. Just a short drive from West Bridgford and positioned within the catchment area for some of the East Midlands' top schools, the home combines comfort, convenience and style.

The property features a welcoming entrance hallway, a modern and stylish living room and a spacious open-plan kitchen, dining and living area. The newly fitted kitchen includes a central island, integrated Bosch appliances, Dekton worktops and a Quooker instant hot water tap with water filter. The ground floor also benefits from underfloor heating throughout, with Karndean luxury flooring, creating a warm and comfortable living environment and includes a separate utility room with ample storage, space for appliances and a convenient downstairs WC.

Upstairs, you'll find five well-proportioned bedrooms. Four are generous double rooms with fitted wardrobes, while the fifth bedroom with fitted wardrobes, is currently configured as a study, but ideal as a nursery, playroom, dressing room or hobby room. The master bedroom benefits from its own en-suite bathroom, featuring a luxurious power shower and the remaining bedrooms are served by a modern family bathroom.

Outside, the property boasts a large, well-maintained south-west facing rear garden with a combination of lawned and patio areas, perfect for outdoor entertaining. To the front, there is a further garden and ample driveway parking.

Additional benefits include separate thermostat controls for upstairs and downstairs, supporting efficient temperature management alongside the underfloor heating.





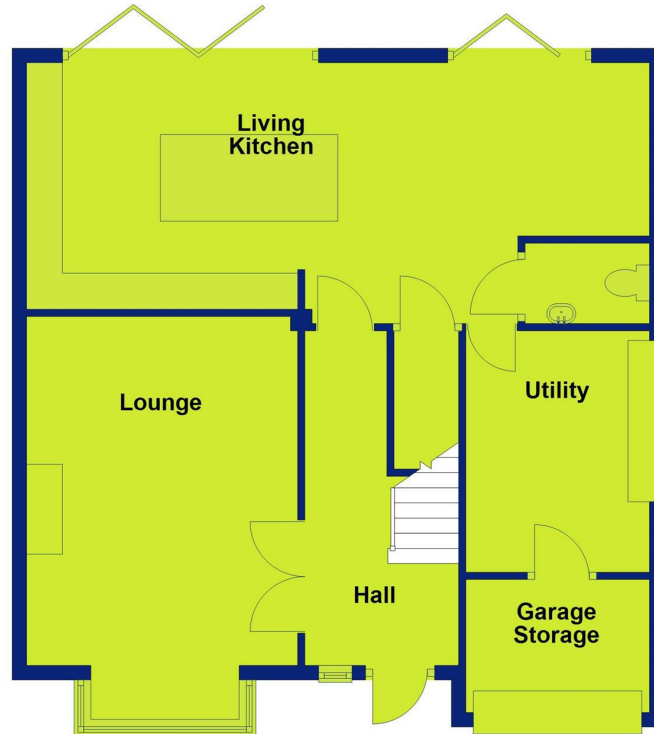
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Ground Floor

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



First Floor

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

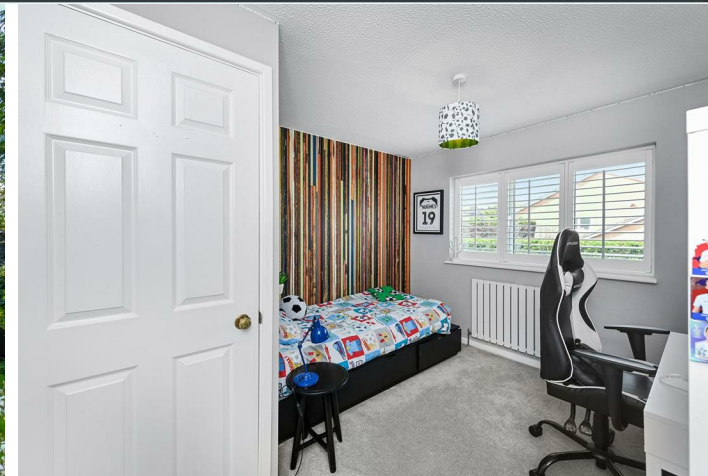


Total area: approx. 146.3 sq. metres (1574.6 sq. feet)



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Melton Gardens, Edwalton, Nottingham, NG12 4BJ



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		83
(69-80) C	71	
(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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