

Edwalton Lodge

Edwalton
Nottingham
NG12 4DT

Guide Price £750,000



 0115 841 1155



- Five-bedroom detached home
- Open plan kitchen diner
- Double garage and double driveway
- Highly regarded school catchment area
- Council Tax Band - G
- Family bathroom, en-suite and downstairs WC
- Front, side and rear garden
- Sought-after Edwalton location
- Viewing essential!
- Tenure - Freehold

Edwalton Lodge Close, Edwalton, Nottingham, NG12 4DT

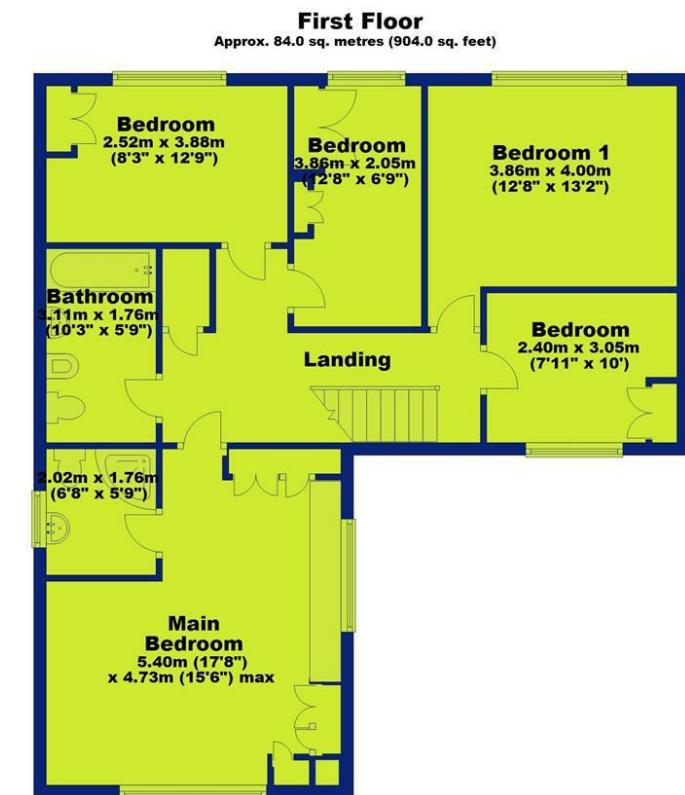
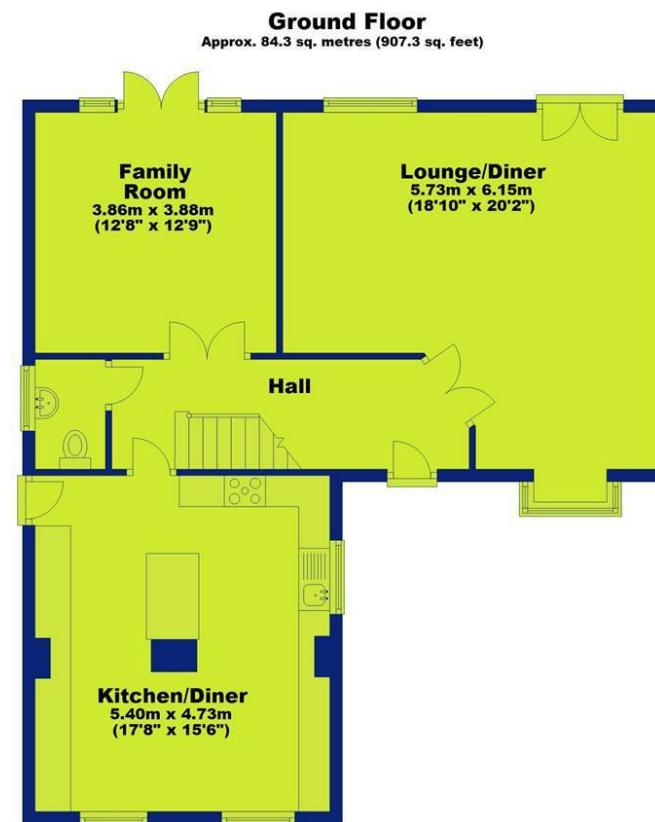
Key Features

Located in the highly desirable area of Edwalton, on the sought-after address of Edwalton Lodge Close, this property is nestled on a generous plot with gardens to the front, side, and rear, alongside a separate double garage and double driveway. Offering an abundance of space, this home provides versatile family accommodation and is situated within highly sought-after school catchments. Early viewing is highly recommended.



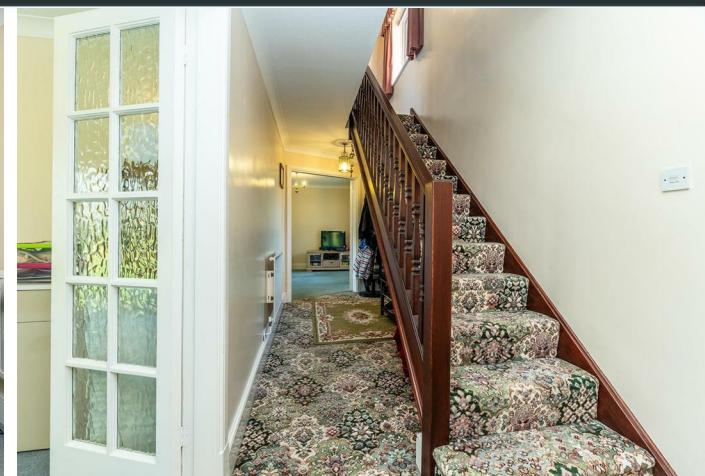
0115 841 1155

Edwalton Lodge Close, Edwalton, Nottingham, NG12 4DT



Total area: approx. 168.3 sq. metres (1811.2 sq. feet)

Edwalton Lodge Close, Edwalton, Nottingham, NG12 4DT



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		
(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	

These sales particulars have been prepared by FHP Living on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst FHP Living have taken care in obtaining internal measurements, they should only be regarded as approximate.

Purchaser information - Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, FHP Living require any successful purchasers proceeding with a purchase to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill. This evidence will be required prior to FHP Living instructing solicitors in the purchase or the sale of a property.