

DISTINCTIVE
HOMES
by



Acacia Way

Edwalton, Nottingham, NG12 4DA

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Positioned within the highly regarded area of Edwalton, this impressive four-bedroom detached home offers a perfect family home ideally suited for modern living. Extending to approximately 1,854 sq ft of space and built just six years ago with NHBC guarantee. The property has since been thoughtfully enhanced by the current owners, most notably with the addition of a stylish rear extension that significantly elevates the overall living space.





The home is entered via a welcoming hallway that immediately sets the tone for the rest of the property, bright, spacious, and immaculately presented throughout. The ground floor has been carefully arranged to provide both versatility and flow, catering perfectly to the demands of contemporary family life. A well-proportioned front lounge offers a comfortable space, while a substantial office provides an ideal work-from-home environment or could easily serve a variety of alternative uses such as a playroom or snug.

To the rear, the property truly comes into its own. The extended open-plan kitchen, dining, and living area forms the heart of the home, flooded with natural light and designed with both functionality and style in mind. The kitchen is fitted with a comprehensive range of modern units and integrated appliances, complemented by generous worktop space and a breakfast bar, making it equally suited to casual dining or entertaining on a larger scale. The adjoining living and dining areas create a seamless space for socialising, with ample room for both everyday family activities and hosting guests. A separate utility room and downstairs WC adds further practicality.





The first floor continues to impress, offering four well-appointed bedrooms, each providing comfortable accommodation with a sense of space and light. The master bedroom benefits from fitted storage and an en-suite shower room, while the remaining bedrooms are served by a contemporary family bathroom featuring both bath and separate shower facilities. The overall finish throughout the upper floor mirrors the quality found below, with a clean, modern aesthetic.

Outside, the property enjoys well-manicured box front hedges, a private and enclosed landscaped rear garden, offering a pleasant setting for outdoor dining, relaxation, or family use. The space is well-suited to both entertaining during the warmer months and day-to-day enjoyment. There is also off-road parking for two cars and a single garage, perfect for storage.

Combining modern construction with thoughtful upgrades and a highly desirable location, this home presents an excellent opportunity for buyers seeking a move-in ready property with generous, flexible living space.





Ground Floor

Approx. 104.2 sq. metres (1122.0 sq. feet)



First Floor

Approx. 68.8 sq. metres (740.0 sq. feet)



Total area: approx. 173.0 sq. metres (1862.0 sq. feet)



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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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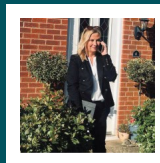
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