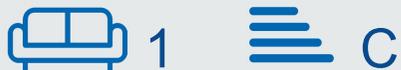


Melton Gardens

Edwalton
Nottingham
NG12 4BJ

Guide Price £600,000 -
£625,000



- 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



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.

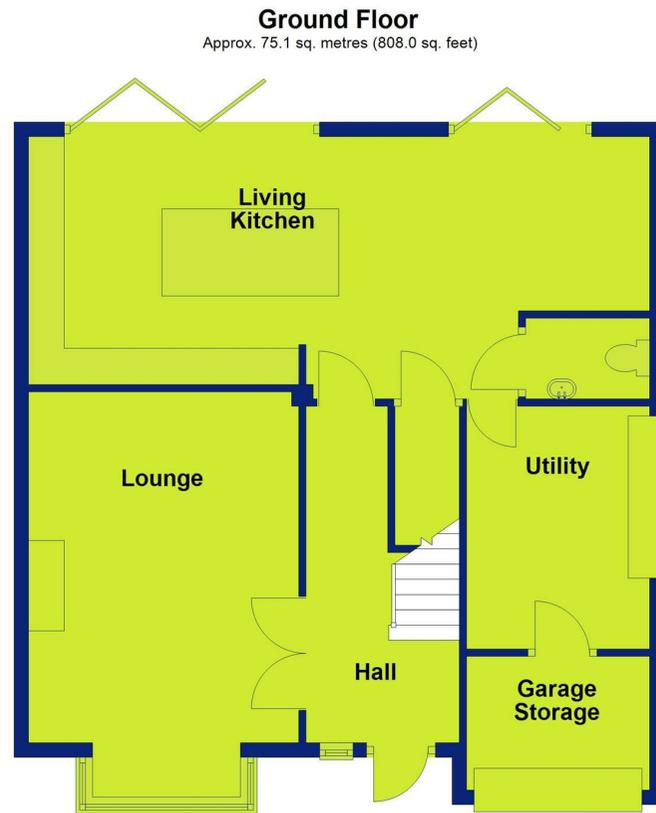
Upstairs, you'll find five well-proportioned bedrooms. Four are generous double rooms with fitted wardrobes, while the fifth bedroom with fitted wardrobes, is currently configured as a study, but ideal as a nursery, playroom, dressing room or hobby room. The master bedroom benefits from its own en-suite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



Melton Gardens, Edwalton, Nottingham, NG12 4BJ

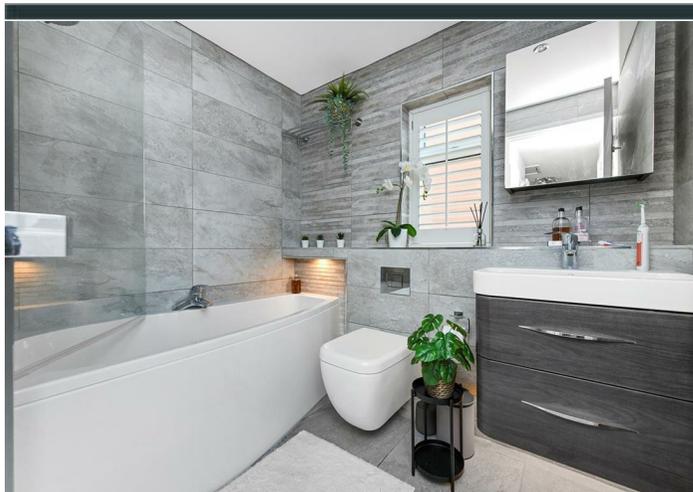


Total area: approx. 146.3 sq. metres (1574.6 sq. feet)



0115 841 1155

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 	

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.