

DISTINCTIVE
HOMES
by



Acacia Way

Edwalton, Nottingham, NG12 4DA

Acacia Way

Edwalton, Nottingham, NG12 4DA

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)



DISTINCTIVE
HOMES
by



Distinctive Homes by FHP Living

A collection of some of the best properties available in the most sought-after areas of Nottingham, and its surrounding suburbs and villages.

www.fhpliving.co.uk

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 		

FHP, their clients and joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or their client of otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and FHP have not tested any service, equipment of facilities. Purchasers must satisfy themselves by inspection or otherwise. Figures quoted in these particulars may be subject to VAT in addition. 09/11



Interested in this home?

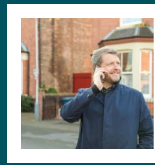
Call the FHP Living Distinctive Homes Team

Tel: 0115 841 1155



Jules Hunt

Mobile: 07917 460 033
jules@fhpliving.co.uk



Steven Gray

Mobile: 07917 576 253
steven@fhpliving.co.uk



Lee Mathews

Mobile: 07917576255
lee@fhpliving.co.uk

23 Bridgford Road
West Bridgford
Nottingham NG2 6AU

1 Weekday Cross
The Lace Market
Nottingham NG1 2GB