

DISTINCTIVE  
HOMES  
by



# Edwalton Lodge Close

Edwalton, NG12 4DT



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Tucked away at the end of a quiet cul-de-sac in the highly regarded area of Edwalton, this impressive, detached bungalow occupies a generous plot and enjoys a wonderful sense of privacy. Opportunities to acquire bungalows of this size and quality in such an established location are increasingly rare, making this an exceptional offering. The property further benefits from a detached double garage, ample off-road parking and a private south-facing rear garden.







The property is entered via a welcoming entrance hall which opens into a spacious central hallway, creating an excellent sense of space throughout the home. The accommodation has been thoughtfully arranged to provide a balance of living and bedroom space, making it ideal for families, downsizers and those seeking single-storey living without compromising on room sizes.

At the heart of the property is a generous living room, providing an ideal space for both everyday relaxation and entertaining. The living room flows through to a bright conservatory which enjoys pleasant views over the rear garden and offers a wonderful place to sit and enjoy the south-facing aspect throughout the year. Complementing the main living space is a separate dining room, perfect for formal dining and family gatherings, conveniently positioned adjacent to the fitted kitchen. The kitchen offers a practical layout with ample workspace and storage, whilst a useful utility room provides additional functionality and separate space for laundry and household tasks.

The bungalow offers four bedrooms, providing flexible accommodation to suit a variety of needs. The impressive master bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a family bathroom.







Externally, the property is equally impressive. To the front is an attractive garden and a driveway providing off-road parking for a number of vehicles, leading to a detached double garage. The generous frontage enhances the property's sense of privacy and kerb appeal. To the rear, the south-facing garden has been designed to make the most of its sunny orientation and includes a patio seating area, creating an excellent space for outdoor dining, entertaining or simply relaxing during the warmer months.

Edwalton is widely regarded as one of Nottinghamshire's most sought-after residential locations, offering the perfect balance between village charm and modern convenience. Residents benefit from excellent local amenities, highly regarded schools, nearby parks and green spaces, as well as easy access to West Bridgford's vibrant range of shops, cafés, bars and restaurants. The area is also well placed for commuters, with excellent road links providing convenient access to Nottingham city centre, the A52, A46 and major transport networks, making Edwalton an exceptional place to call home.









## Ground Floor

Approx. 178.3 sq. metres (1919.2 sq. feet)



Total area: approx. 178.3 sq. metres (1919.2 sq. feet)







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| Energy Efficiency Rating                                                                                                                      |         |           |
|-----------------------------------------------------------------------------------------------------------------------------------------------|---------|-----------|
|                                                                                                                                               | Current | Potential |
| Very energy efficient - lower running costs                                                                                                   |         |           |
| (92 plus) <b>A</b>                                                                                                                            |         |           |
| (81-91) <b>B</b>                                                                                                                              |         |           |
| (69-80) <b>C</b>                                                                                                                              |         | 78        |
| (55-68) <b>D</b>                                                                                                                              | 66      |           |
| (39-54) <b>E</b>                                                                                                                              |         |           |
| (21-38) <b>F</b>                                                                                                                              |         |           |
| (1-20) <b>G</b>                                                                                                                               |         |           |
| Not energy efficient - higher running costs                                                                                                   |         |           |
| England & Wales<br><small>EU Directive 2002/91/EC</small>  |         |           |

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## Interested in this home?

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