Crailing, Wellin Lane, Edwalton, NG12 4AH

Guide Price: £499,000

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Nestled in the heart of the highly sought-after Edwalton Village, one of Nottinghamshire's most desirable residential locations, this charming three-bedroom detached dormer bungalow presents a rare opportunity to acquire a property with genuine character and enormous potential. Edwalton Village has long been regarded as a premium address, renowned for its peaceful village atmosphere whilst maintaining excellent connectivity to Nottingham city centre and the wider transport network.

Occupying a substantial and enviable plot in the village centre, this delightful property carries fascinating historical provenance, having remained in cherished family ownership for over four decades. The home's heritage traces back to be part of the Edwalton Manor estate, with the property forming part of this distinguished estate before the manor's demolition in 1976 made way for the exclusive Manor Close development. This rich history adds a unique dimension to an already exceptional property.

The bungalow presents outstanding versatility, offering immediate appeal to those seeking a comfortable, single level living arrangement, whilst simultaneously providing tremendous scope for families with vision to transform it into their ultimate dream home. Subject to planning permissions, the spacious accommodation and generous plot size create endless possibilities for extension, renovation, or complete reimagining and the property is competitively priced accordingly.

The property's mature, beautifully established gardens are a particular highlight, extending both to the front and rear of the home and providing a wonderful sense of privacy and tranquillity. The front garden presents excellent potential for landscaping into an impressive driveway, addressing modern parking requirements whilst enhancing the property's kerb appeal and accessibility.

Step inside to discover accommodation that combines space with functionality, beginning with an impressively proportioned entrance hall that sets the tone for the entire property. The breakfast kitchen features the practical addition of a separate pantry. The generous living room creates a wonderful focal point for family gatherings, with elegant French doors opening directly onto the rear garden, flooding the space with natural light and creating that coveted connection between indoor and outdoor living.

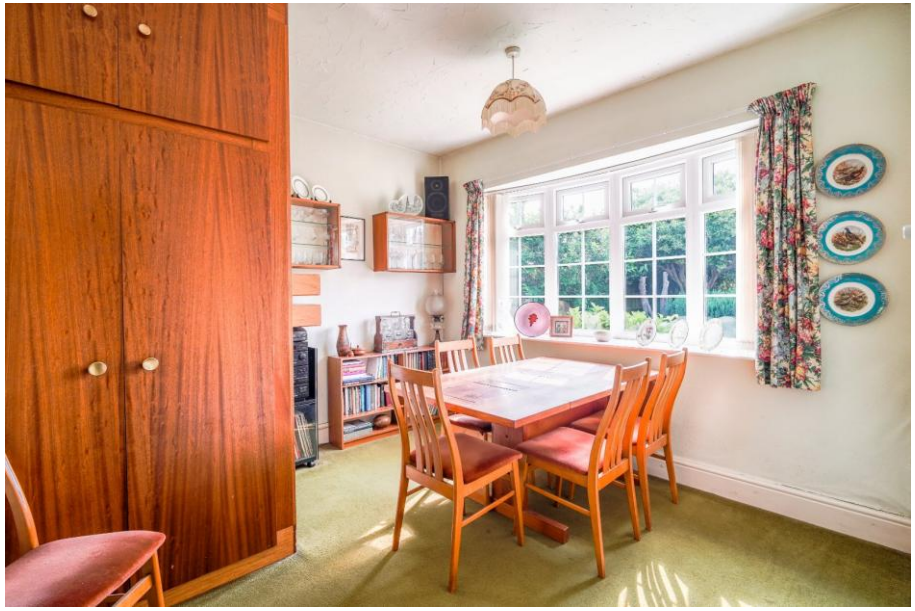
The thoughtfully arranged sleeping accommodation comprises two comfortable double bedrooms on the ground floor, served by a family bathroom. The property's dormer design is utilised to great effect, with stairs ascending from the entrance hall to reveal a further double bedroom, complemented by an adjacent WC, providing flexible accommodation options and excellent separation for family members or guests.

Practical considerations are well addressed with a side garage providing secure parking and valuable storage space, whilst the property's position within the village centre ensures you're never far from local amenities and services. The added benefit of no upward chain means a smoother, more predictable purchasing process for the fortunate new owners.

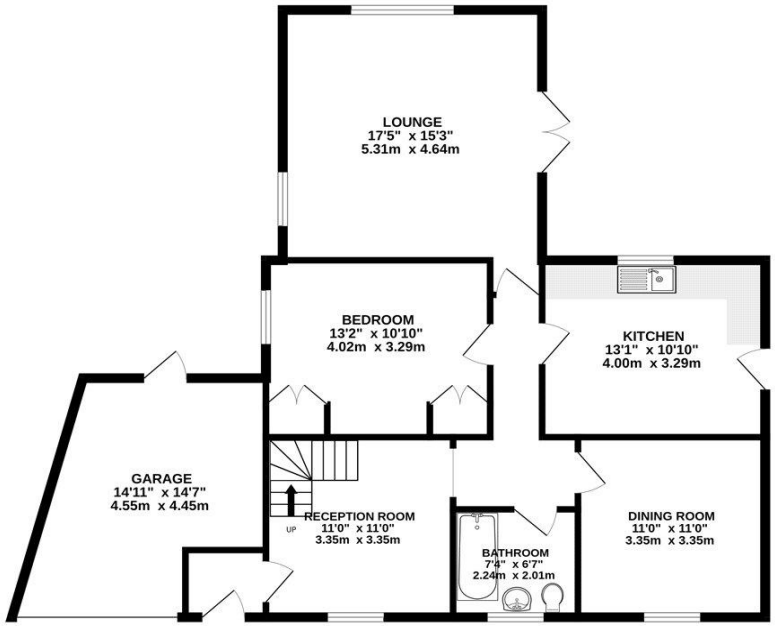
Edwalton Village itself offers an exceptional quality of life, combining the charm and community spirit of village living with the convenience of excellent transport links, reputable schools, and easy access to both Nottingham's vibrant city centre and the beautiful Nottinghamshire countryside.

Accommodation & Amenities

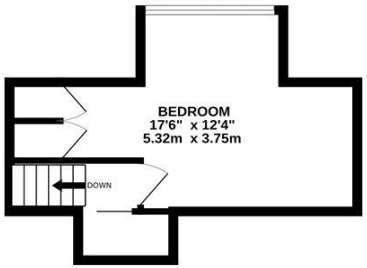
- Three-bedroom detached dormer bungalow in the heart of highly sought-after Edwalton Village
- Over 40 years of single family ownership with fascinating heritage linked to the original Edwalton Manor estate
- Generous plot with mature established gardens offering excellent potential for driveway creation
- Spacious accommodation ideal for comfortable bungalow living or family development opportunity
- Impressive entrance hall leading to well-appointed breakfast kitchen with separate pantry
- Large living room with French doors providing seamless access to rear garden
- Two ground floor double bedrooms plus additional double bedroom in dormer space
- Side garage providing secure parking and valuable storage
- Prime village centre location with excellent transport links to Nottingham and beyond
- No upward chain ensuring smooth purchasing process



GROUND FLOOR
1061 sq.ft. (98.5 sq.m.) approx.



1ST FLOOR
215 sq.ft. (20.0 sq.m.) approx.



TOTAL FLOOR AREA : 1276 sq.ft. (118.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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