

Rex Gooding



27 Hemlock Road, Edwalton, NG12 4GG

Guide Price: £525,000

Guide Price £525,000 - £550,000. Nestled in this ever-popular development in Edwalton, this handsome four bedroom detached home offers an outstanding combination of space, convenience and lifestyle appeal that will immediately capture the attention of growing families. Positioned within easy reach of local shops, cafes and everyday amenities, and just a short drive from the vibrant heart of West Bridgford's Central Avenue, the location is as practical as it is desirable. The property also sits within the catchment area for highly regarded local schools, further cementing its credentials as an exceptional family home.

Stepping inside, a generously proportioned entrance hallway sets the tone for the accommodation throughout, providing a warm and welcoming arrival point that flows naturally into the principal reception spaces. The living room is a particularly impressive room, commanding a great deal of space and bathed in an abundance of natural light courtesy of a striking bay window to the front elevation — an inviting retreat for the whole family to enjoy. The kitchen dining room is equally well considered, offering a generous footprint complete with integrated appliances and a sociable breakfast bar that makes everyday family life and entertaining alike an absolute pleasure. A dedicated dining area adds further versatility to the space and opens seamlessly onto the rear garden through elegant French doors, creating a wonderful indoor-outdoor connection throughout the warmer months. Completing the ground floor, a downstairs WC and a useful utility room off the kitchen ensure every practical need is effortlessly catered for.

Ascending to the first floor, four well-proportioned double bedrooms await, each offering comfortable and flexible accommodation. The principal bedroom enjoys the added luxury of a private ensuite shower room, whilst the second bedroom benefits from the clever convenience of over-stair storage. All four bedrooms are served by an attractive three-piece family bathroom, thoughtfully appointed to meet the demands of a busy household.

To the front of the property, a double tandem driveway provides ample off-street parking and leads to a garage offering useful additional storage. To the rear, the home truly comes into its own. The south-facing garden is a wonderful asset — generously sized yet reassuringly low maintenance, with a combination of patio and lawn perfectly suited to summer entertaining and outdoor relaxation. The former garage has been thoughtfully converted into a charming sun room, a tranquil escape flooded with light through expansive bifold doors that open to embrace the garden beyond. The garden itself is neatly enclosed by brick and fenced borders, offering privacy and security in equal measure. To complete the picture, this impressive home holds an EPC B rating, reflecting its excellent energy efficiency credentials.

Accommodation & Amenities

- A well-established four bedroom detached home situated on a popular modern development in Edwalton, ideally placed for local amenities and West Bridgford's Central Avenue.
- Spacious and versatile ground floor accommodation comprising a generous living room with bay window, open plan kitchen diner with integrated appliances and breakfast bar, plus a separate office, downstairs WC and utility room.
- Four well-proportioned double bedrooms to the first floor, with the principal bedroom benefiting from a private ensuite shower room and all served by a three-piece family bathroom.
- A charming sun room conversion to the rear, flooded with natural light through expansive bifold doors, providing a tranquil additional living space overlooking the garden.
- A superb south-facing rear garden offering a low maintenance combination of patio and lawn, enclosed by brick and fenced borders and perfect for outdoor entertaining.
- Ample off-street parking via a double tandem driveway to the front, located within the catchment area for well-regarded local schools and holding an impressive EPC B rating.













