Rex Gooding

3 Wheatcroft Drive, Edwalton, NG12 4JF

Guide Price: £549,950

A beautifully presented and immaculate four double bedroom family home built in 2018 by Bloor Homes, situated on a highly sought after development in Edwalton. This exceptional property stands out from typical new builds with its higher ceilings and wider staircase, creating a notably more spacious feel throughout. The thoughtful design ensures that at the rear, you're not overlooked by a wall of other properties, instead enjoying a large, open courtyard-style layout that floods the space with natural light and provides genuine privacy.

The property benefits from off street parking with a driveway leading to a large single garage, perfect for vehicle storage or additional space, and offers convenient access onto the A52 and A606. The location is particularly desirable, being excellently positioned for highly regarded local schools, close to supermarkets for everyday convenience, and benefiting from easy bus links to West Bridgford and Nottingham city centre, both just minutes away. For outdoor enthusiasts, lovely green spaces including Shaphill Wood are nearby, ideal for walks and runs.

Entering through the welcoming hallway, which features a built-in utility cupboard, WC and generous storage solutions that continue throughout the house, you have access to the lounge, dining area, dedicated study space perfect for home working, and stairs to the first floor. The thoughtfully planned layout works particularly well for families, with the living room positioned directly below the master bedroom, allowing adults to enjoy entertainment at comfortable volumes without disturbing children upstairs.

The stunning kitchen diner showcases elegant Laura Ashley light fittings, ample storage, and fully integrated appliances including fridge/freezer, double oven, hob, extractor fan and dishwasher. The kitchen features genuine granite worktops installed as part of the new build upgrades - these durable, heat and stain resistant surfaces are made from natural stone with unique veining, adding a touch of elegance whilst being known for their longevity. The space flows beautifully and benefits from the property's excellent natural light.

Upstairs, all four bedrooms are genuine double bedrooms with no compromised box rooms, featuring built-in wardrobes to bedrooms one and two. The master bedroom includes a private en-suite shower room, while a separate four-piece family bathroom offers both bath and separate shower facilities, WC and wash basin. The property has been recently decorated throughout to an exceptional standard, with each room featuring decorative coving and sophisticated Farrow and Ball paint finishes. Throughout the house, expensive Hilary's blinds have been professionally installed and will of course remain with the property.

The rear garden is a particular highlight, offering an enclosed landscaped space with a patio running the full width of the property and a raised lawn area with secure fenced boundaries. The courtyard-style layout ensures maximum privacy and light.
Modern living is enhanced by practical features including separate heating controls and thermostats for ground and first floors, ensuring excellent comfort and energy efficiency, while modern insulation and construction methods keep energy bills low. The property also benefits from fast, reliable fibre internet connection direct to the house, superior to the copper connections found in many homes.

This is a rare opportunity to acquire a superior family home that combines contemporary living with thoughtful design, privacy, and an excellent location for all amenities and transport links.

Accommodation & Amenities

- Immaculate four double bedroom family home built by Bloor Homes in 2018 with higher ceilings and wider staircase than typical new builds.
- Unique courtyard-style rear layout ensuring privacy and abundant natural light without being overlooked by neighboring properties.
- Excellent location with easy access to highly regarded schools, local supermarkets, and bus links to West Bridgford and Nottingham city centre.
- Recently decorated throughout with premium Farrow and Ball paint finishes.
- Modern kitchen diner featuring Laura Ashley lighting, integrated appliances and thoughtful family-friendly layout with study space.
- Generous storage throughout, large single garage, and landscaped rear garden with full-width patio and raised lawn area.
- Energy-efficient features including separate floor heating controls, modern insulation and direct fibre internet connection.
- Convenient location near green spaces like Shaphill Wood with off-street parking and excellent A52/A606 access.

GROUND FLOOR
946 sq.ft. (87.9 sq.m.) approx.

1ST FLOOR
692 sq.ft. (64.3 sq.m.) approx.

TOTAL FLOOR AREA : 1637 sq.ft. (152.1 sq.m.) approx.