



**45 Wisteria Drive, Edwalton, NG12 4HZ**

**Guide Price: £399,950**

Looking for a three-bedroom semi-detached house with two bathrooms, a private garden and off-street parking? This immaculately presented, well-laid-out home offers practical living space and a convenient setting close to everyday amenities.

Set within a popular residential area, this three-bedroom semi-detached house offers a straightforward layout and practical living space suited to modern day-to-day life. Immaculately presented throughout, the property benefits from off-street parking to the front and a private rear garden, balancing indoor comfort with useful outdoor space.

The ground floor centres around a well-proportioned reception room, providing a comfortable setting for relaxing or entertaining. There is ample room for both seating and dining furniture, making it a flexible space depending on individual needs. The kitchen sits to the rear of the property, fitted with a range of units and worktop space, along with room for essential appliances. Access from the rear leads directly out to the garden, creating an easy flow between inside and outside.

Upstairs, the property offers three bedrooms. The main bedroom benefits from its own en-suite shower room, adding a level of convenience for busy households. The remaining two bedrooms are well sized and suitable for children, guests or a home office setup. A separate family bathroom serves these rooms and is fitted with a modern suite.

The rear garden is mainly laid to lawn with a patio area, offering manageable outdoor space for seating, play or general use. Fenced boundaries provide a good degree of privacy. Off-street parking to the front adds further practicality.

Located within easy reach of local amenities, schools and transport connections, this immaculately presented semi-detached home presents a solid option for first-time buyers, families or those looking for a comfortable property with essential features in place.

### **Accommodation & Amenities**

- Three-bedroom semi-detached house
- Two bathrooms, including en-suite to main bedroom
- Master bedroom and bedroom one have fitted wardrobes
- One well-proportioned reception room
- Fitted kitchen with access to rear garden
- Private rear garden with lawn and patio area
- Off-street parking to the front
- Suitable for first-time buyers or families
- Close to local amenities, schools and transport links

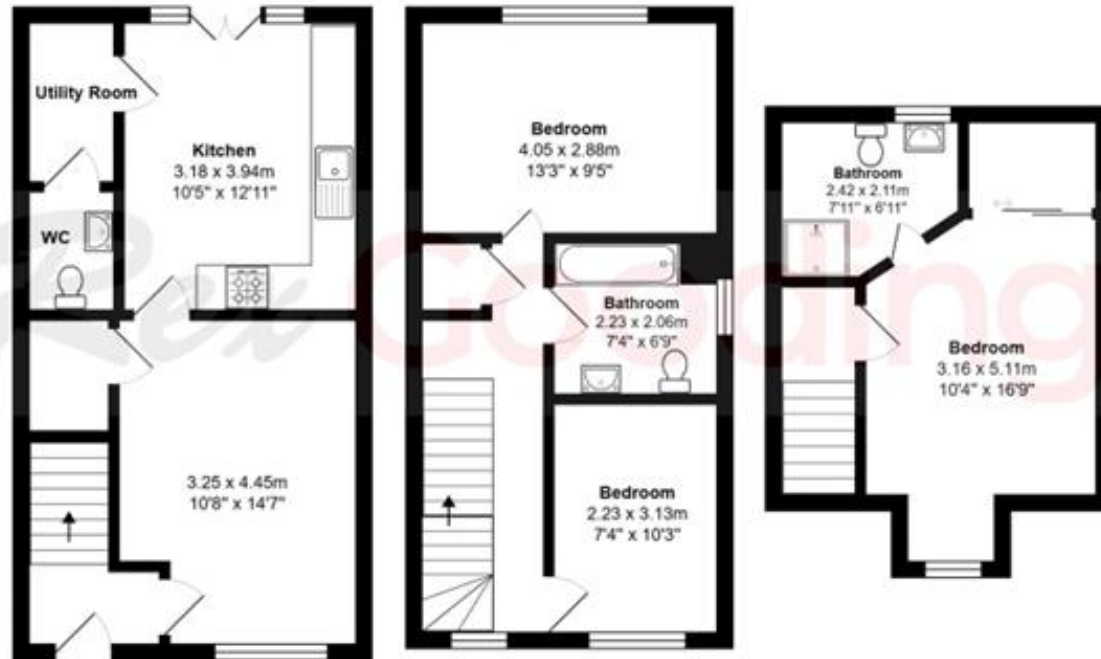








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Total Area: 95.6 m<sup>2</sup> ... 1029 ft<sup>2</sup>

All measurements are approximate and for display purposes only