

Rex Gooding



15 Belfry Way, Edwalton, NG12 4FA

Guide Price: £630,000

Guide Price £630,000 - £650,000 Occupying a highly desirable position in the sought-after suburb of Edwalton, this impressive four-bedroom detached family home offers an exceptional amount of well-proportioned living space throughout, and truly must be viewed to be fully appreciated. The property benefits from gas central heating, double glazing, and is available with no upward chain.

The generous ground floor accommodation is perfectly suited to modern family life, with a spacious lounge featuring a charming bay window, a separate dining room with patio doors opening onto the garden, a dedicated study, and a comfortable family room. The well-equipped breakfast kitchen provides ample storage and integrated appliances, complemented by a useful separate utility room, while a downstairs WC adds further practicality.

Upstairs, four generously sized bedrooms are served by a elegant galleried landing. The master bedroom is a particularly impressive space, complete with fitted wardrobes and a private en-suite shower room, while the three further bedrooms are all well-proportioned and benefit from built-in storage. A well-appointed family bathroom with both a bath and separate shower cubicle completes the first floor.

Outside, the property continues to impress. To the front, a substantial driveway provides parking for several vehicles, while the rear garden is a wonderfully mature and private space, featuring a lawn framed by established borders, a paved patio, and a decked area ideal for outdoor entertaining.

Edwalton is a highly regarded location, particularly popular with families and professionals, sitting just a short distance from West Bridgford with its excellent range of shops, schools, restaurants, and leisure facilities. Excellent road links including the A52, A46, and A453, together with frequent public transport connections into Nottingham city centre, make this an ideal base for commuters.

Accommodation & Amenities

- Impressive four-bedroom detached family home offering exceptionally well-proportioned accommodation throughout, available with no upward chain.
- Versatile ground floor living with four reception rooms, a breakfast kitchen with separate utility room, and a convenient downstairs WC.
- Generous master bedroom complete with fitted wardrobes and a private en-suite shower room, alongside three further well-sized bedrooms with built-in storage.
- Well-appointed family bathroom featuring both a bath and a separate shower cubicle, serving the upper floor alongside an elegant galleried landing.
- Substantial driveway providing ample off-road parking, with a beautifully mature rear garden offering a lawn, paved patio, and decked entertaining area.
- Sought-after Edwalton location within easy reach of West Bridgford's amenities, highly regarded schools, and excellent transport and road links into Nottingham.













