

Rex Gooding



30 Firs Road, Edwalton, NG12 4BX

Guide Price: £900,000 - £945,000

Guide Price £900k - £945k. Nestled on one of Edwalton's most coveted roads, this beautifully presented four-bedroom detached family home offers an exceptional standard of living, complemented by a generous south-facing rear garden that basks in natural light throughout the day.

Arriving at the property, you are immediately struck by the substantial driveway providing ample parking for multiple vehicles, alongside a garage benefitting from integral access directly from the house — a practical touch that adds real convenience to daily family life.

Step inside and the welcoming entrance hall sets the tone for the thoughtfully designed accommodation that follows. The impressive living room is a real centrepiece, enjoying a double-aspect outlook that floods the space with light, a characterful feature fireplace, and sliding patio doors that open seamlessly onto the garden. A second reception room, currently serving as a formal dining room, flows naturally from here and provides access to the generous extended L-shaped kitchen diner — a superb open-plan living space in its own right, also benefitting from sliding patio doors onto the garden, making it ideal for entertaining and everyday family life alike. A particularly spacious utility room completes the ground floor, offering side door access to the outside as well as integral access to the garage, while a downstairs WC adds further practicality.

Upstairs, the principal bedroom is a truly impressive retreat, measuring a remarkable 19 feet by 11 feet and featuring fitted wardrobes alongside a luxurious en-suite bathroom with a separate walk-in shower and his and hers sinks. Three further well-proportioned bedrooms are served by a stylish family bathroom, which also benefits from a separate walk-in shower.

The south-facing rear garden is a genuine highlight — a private, tranquil sanctuary framed by mature trees and established borders, offering seclusion and charm in equal measure. With excellent potential to further extend the footprint subject to planning, this is a fabulous family home that truly must be seen to be fully appreciated.

Accommodation & Amenities

- Highly sought after road in Edwalton with generous driveway parking and integral garage access.
- Beautifully presented four-bedroom detached family home with a superb south-facing rear garden.
- Large double-aspect living room with feature fireplace and sliding patio doors onto the garden.
- Impressive extended L-shaped kitchen diner with sliding patio doors, plus a separate utility room.
- Principal bedroom measuring 19ft x 11ft with fitted wardrobes and a luxurious en-suite bathroom.
- Potential to further extend the footprint subject to planning, making this a truly exceptional family home.



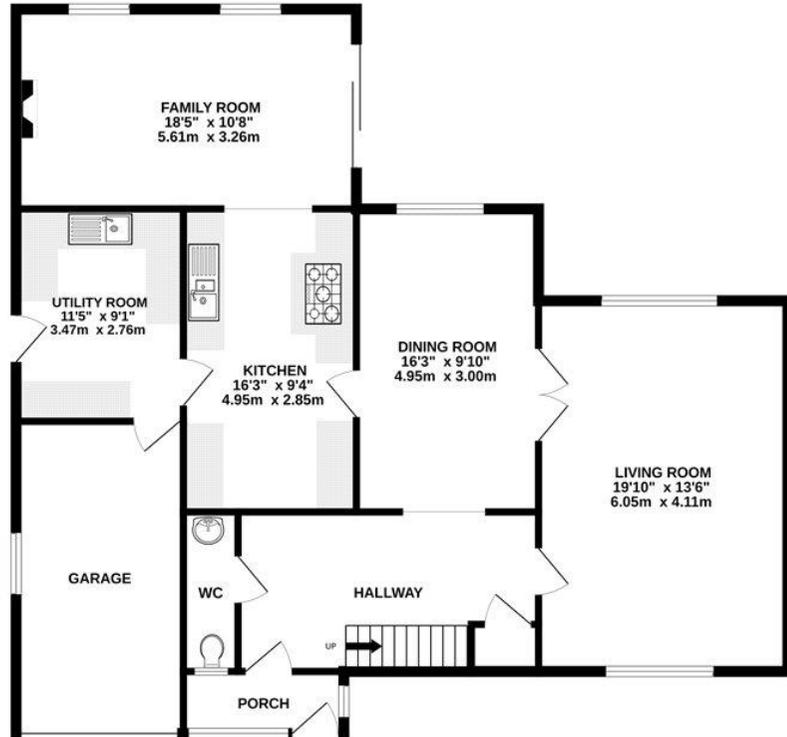




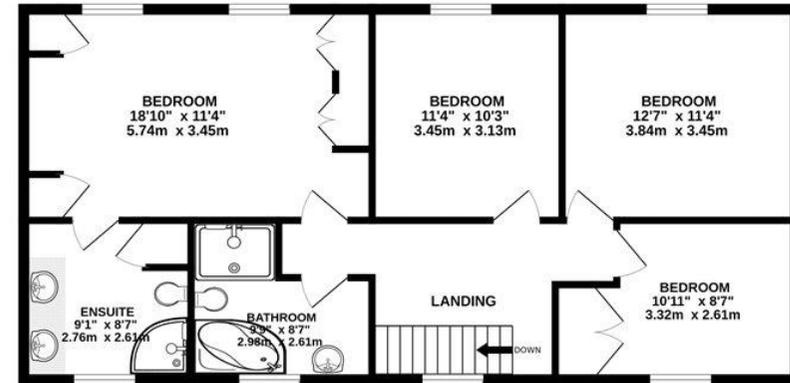




GROUND FLOOR
1221 sq.ft. (113.4 sq.m.) approx.



1ST FLOOR
829 sq.ft. (77.0 sq.m.) approx.



TOTAL FLOOR AREA : 2049 sq.ft. (190.4 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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