

Rex Gooding



31 Firs Road, Edwalton, NG12 4BY

Guide Price: £800,000

Nestled within one of Edwalton's most prestigious and sought-after addresses, this beautifully presented three-bedroom dormer bungalow offers the perfect blend of generous space, thoughtful layout, and timeless charm — making it an exceptional choice for a family seeking a forever home.

The ground floor unfolds with an effortless sense of flow, with a welcoming living room centred around an exposed brick fireplace and connecting through to a substantial conservatory that floods the home with natural light. The well-appointed kitchen features stylish shaker-style cabinetry and opens naturally into an adjoining sitting room, creating a relaxed kitchen-diner feel that's ideal for everyday family life. A ground floor double bedroom with en-suite adds valuable flexibility, while a utility room, W/C, and internal garage access complete the practical offerings at this level.

Upstairs, the principal bedroom is a genuine retreat — a considered space with fitted furniture, a dedicated dressing area, walk-in wardrobe, and a private en-suite. A further double bedroom completes the first-floor accommodation.

Outside, the property continues to impress. Twin driveways to the front provide ample off-street parking alongside a characterful monkey puzzle tree and well-maintained gravelled areas. To the rear, a beautifully kept garden offers a paved patio, generous lawn, and planted borders — a lovely setting in which to enjoy the warmer months.

Positioned just moments from the amenities of West Bridgford and within a highly regarded school catchment, this is a home that truly must be seen to be fully appreciated.

Accommodation & Amenities

- Prestigious Edwalton location, moments from the vibrant amenities of West Bridgford and within a highly regarded school catchment zone
- Spacious and versatile ground floor layout featuring a characterful living room with exposed brick fireplace and a substantial light-filled conservatory
- Well-appointed shaker-style kitchen opening into an adjoining sitting room, creating a relaxed and sociable kitchen-diner feel
- Convenient ground floor double bedroom with en-suite, alongside a utility room, W/C, and internal garage access
- Impressive first floor principal bedroom complete with dressing area, walk-in wardrobe, and private en-suite
- Beautifully maintained rear garden with paved patio and generous lawn, plus twin driveways providing ample off-street parking to the front













