

Rex Gooding



4 Marigold Close, Edwalton, NG12 4JD

Guide Price: £329,950

Offered to the market with no onward chain, this exceptionally well-presented three-bedroom home, built by the reputable Bloor Homes, represents a truly compelling opportunity for families, first-time buyers, and investors seeking a property that effortlessly combines modern living with everyday practicality. Thoughtfully designed from the outset, every aspect of this home has been considered with care, delivering a lifestyle that is as comfortable as it is convenient.

The ground floor sets a welcoming tone from the moment you step inside. A generously proportioned living room bathes in natural light and enjoys a pleasant outlook to the front aspect, creating an inviting space in which to relax and unwind. The well-appointed kitchen has been fitted with a range of quality storage units and integrated appliances, while elegant French doors open directly onto the rear garden, drawing the outside in and providing a seamless connection between indoor and outdoor living that the whole family will appreciate. A conveniently positioned utility room extends the practicality of the kitchen space further still, and a ground-floor WC completes what is a truly functional and well-considered layout.

Ascending to the first floor, the principal bedroom is a peaceful and private retreat, enjoying pleasant views to the rear and benefitting from the added luxury of its own en suite. The second double bedroom is a generous and characterful room with an outlook over the front of the property, while the third bedroom lends itself admirably to a variety of uses — whether as a single bedroom, a nursery for growing families, or a dedicated home office for those working remotely. A well-appointed family bathroom completes the upper floor, providing everything required for the daily routine in comfort and style.

Outside, the property continues to impress. Two dedicated parking spaces to the front offer excellent off-street convenience, while the lawned rear garden provides a private and tranquil outdoor retreat — an ideal setting for summer entertaining, quiet evenings, or simply allowing children the space to play freely.

Further benefitting from gas central heating and uPVC double glazing throughout, the home is as energy conscious as it is aesthetically pleasing. Superbly positioned within easy reach of a wealth of local amenities, a short stroll from a well-regarded park, and falling within a highly desirable school catchment area, this is an opportunity of genuine merit — and one that is not to be missed.

Accommodation & Amenities

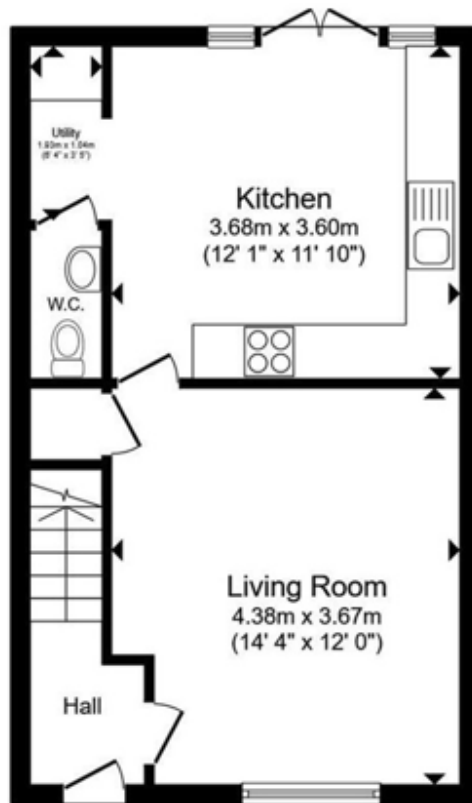
- Offered to the market with no onward chain, making for a smooth and straightforward purchase.
- Built by the reputable Bloor Homes, offering confidence in quality and construction throughout.
- Spacious and light-filled living room complemented by a well-appointed kitchen with French doors opening onto the rear garden.
- Principal bedroom with private en suite, two further bedrooms, and a family bathroom across the first floor.
- Two dedicated off-street parking spaces to the front and a lawned, private rear garden.
- Excellently located within easy reach of local amenities, a well-regarded park, and a desirable school catchment area.
- NHBC warranty 6 years remaining.



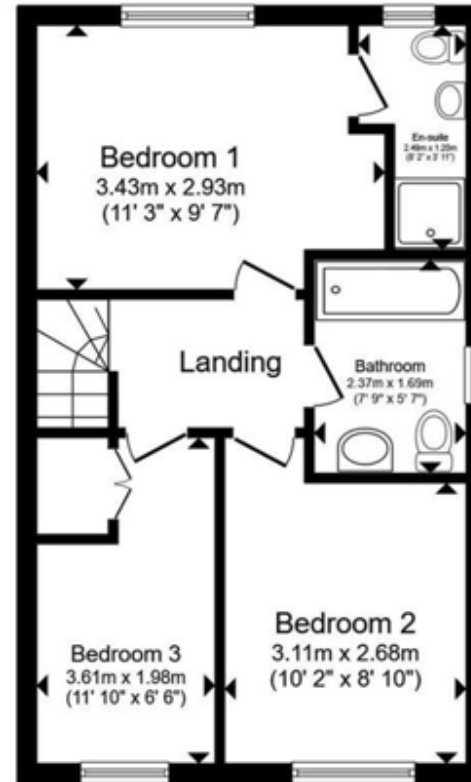








Ground Floor



First Floor

Total floor area 77.8 m² (837 sq.ft.) approx