

**Rex Gooding**



**63 Mountain Ash Crescent, Edwalton, NG12 4GS**    Guide Price: £525,000

## 63 Mountain Ash Crescent, Edwalton, NG12 4GS

This beautifully presented four-bedroom detached home offers stylish and practical living space ideal for modern family life.

Positioned close to the local children's play area and within easy reach of excellent schools, amenities and commuter links, the property combines a sought-after location with spacious and versatile accommodation throughout.

The ground floor features a welcoming entrance hall, a bright and comfortable lounge, a separate study, downstairs WC, and an impressive open-plan kitchen, dining and family space to the rear making it perfect for both everyday living and entertaining. The upgraded kitchen is complemented by quality finishes and a separate utility room for added convenience.

Upstairs, the galleried landing gives access to four well-proportioned bedrooms, including a generous principal bedroom with en-suite shower room, plus a contemporary four-piece family bathroom.

Outside, the property enjoys a fully enclosed private rear garden offering a great space for families, relaxing or summer entertaining. To the front, a driveway and detached single garage provide off-road parking for multiple vehicles.

Further benefits include gas central heating with NEST controls, double glazing, security alarm system, and the remainder of the NHBC warranty.

Edwalton continues to be one of Nottingham's most desirable residential locations, offering easy access to West Bridgford, Nottingham city centre, major road links and surrounding villages.

A fantastic opportunity to purchase a modern detached family home in a highly regarded location. Early viewing is highly recommended.

### Accommodation & Amenities

- Sought after Detached house in Edwalton
- Ideal modern family home in a highly desirable location
- Spacious open-plan kitchen, dining & family room
- Separate lounge plus versatile study
- Utility room and downstairs WC
- Principal bedroom with modern en-suite shower room
- Well-presented four bedrooms
- Fully enclosed private rear garden
- Driveway and detached garage with off-road parking for multiple vehicles
- Remainder of NHBC warranty
- Easy access to West Bridgford and Nottingham city centre









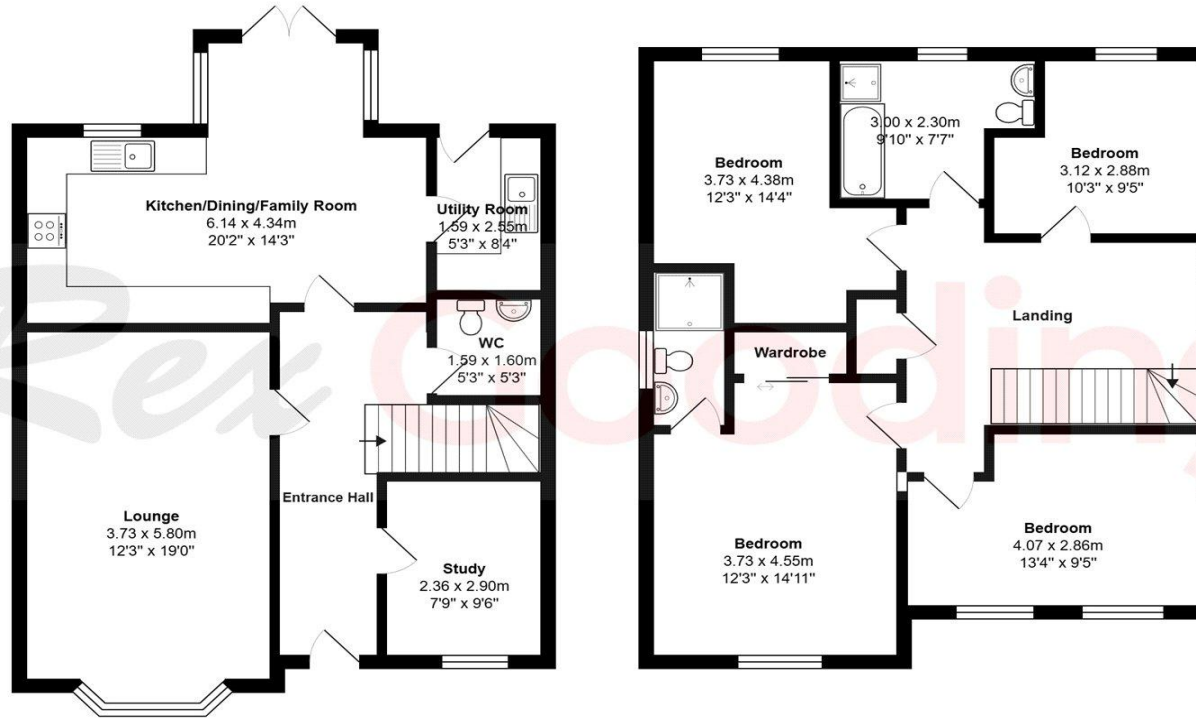






Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Total Area: 152.7 m<sup>2</sup> ... 1644 ft<sup>2</sup>

All measurements are approximate and for display purposes only