

**Rex Gooding**



**19 Wisteria Drive, Edwalton, NG12 4HZ**

**Guide Price: £300,000**

Guide Price £300,000 - £325,000. Beautifully presented and immaculately finished, this exceptional three-bedroom home occupies a coveted position within one of the area's most desirable residential developments, offering a superb blend of modern living and everyday practicality. Tucked away in a quiet and private cul-de-sac, the property enjoys a peaceful setting whilst remaining within easy reach of all local amenities.

The ground floor has been thoughtfully designed to maximise both space and natural light. A welcoming entrance hallway provides access to all principal rooms, including a generous storage cupboard and a conveniently located downstairs WC. The real heart of the home is the spectacular open plan lounge and dining area, a wonderfully sociable space that flows naturally into a high specification kitchen, which has been beautifully finished with elegant tiling by the current owners, ideal for both relaxed family life and entertaining. French doors extend the living space outward, opening onto a beautifully maintained, south facing rear garden that fills the home with natural light throughout the day.

Upstairs, the first floor is equally impressive. The principal bedroom is a genuine retreat, benefitting from fitted wardrobes and its own private ensuite shower room, whilst two further well-proportioned bedrooms, both capable of accommodating a double bed, and a stylish family bathroom complete the accommodation.

Outside, the property continues to impress. To the front, two allocated parking spaces provide effortless off-road convenience, whilst to the rear the garden offers a wonderful private sanctuary. Predominantly laid to lawn and enjoying a gloriously sunny south facing aspect, the outdoor space features a patio seating area perfect for alfresco dining, along with a pathway and timber shed.

Situated in Edwalton, one of Nottingham's most sought after and prestigious neighbourhoods, the location is second to none. Within close proximity to the vibrant amenities of West Bridgford, residents enjoy access to an outstanding range of schooling across all age groups, leisure facilities, parks, independent shops, bars and cafes. The recently opened Rosecliffe Spencer Academy further enhances the area's already exceptional educational offering, whilst the ever-popular Notcutts Wheatcroft Garden Centre and the newly developed retail area — home to Costa Coffee and Aldi — are just a short stroll away. Excellent public transport links provide regular services into West Bridgford and Nottingham city centre, and for those who commute by car, swift and easy access to both the A52 and A46 makes this an exceptionally well-connected address.

### **Accommodation & Amenities**

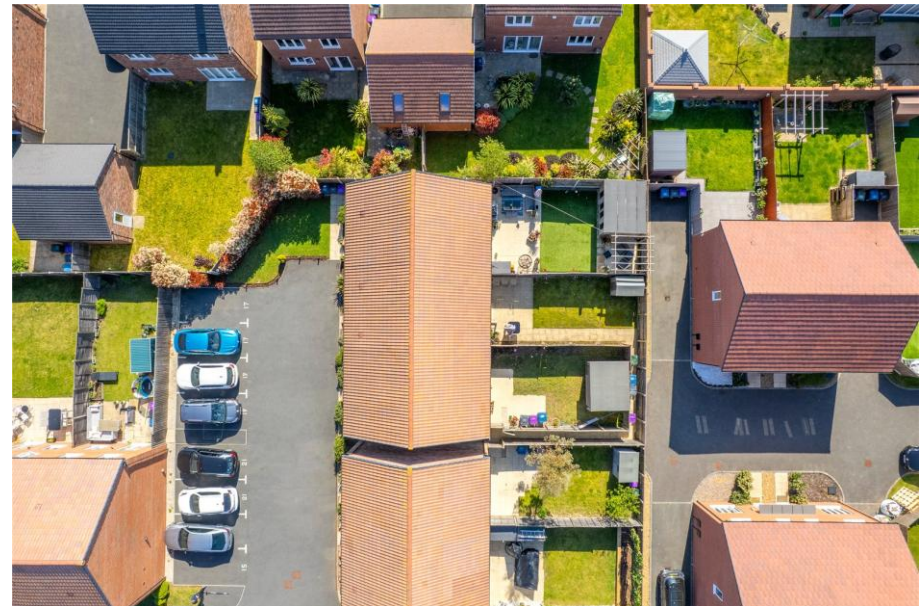
- Quietly positioned within a private cul-de-sac, this immaculately presented three-bedroom home offers an exceptional standard of modern living.
- The spectacular open plan lounge, dining and kitchen area features elegant tiling and French doors opening onto a south facing rear garden.
- The principal bedroom benefits from fitted wardrobes and a private ensuite shower room.
- Both additional bedrooms are well proportioned and capable of accommodating a double bed, served by a stylish family bathroom.
- Outside, two allocated parking spaces sit to the front whilst the rear garden offers a sunny, private sanctuary with patio, lawn and timber shed.
- Ideally located in Edwalton, with outstanding schools, West Bridgford's amenities, and easy access to the A52 and A46 all within easy reach.







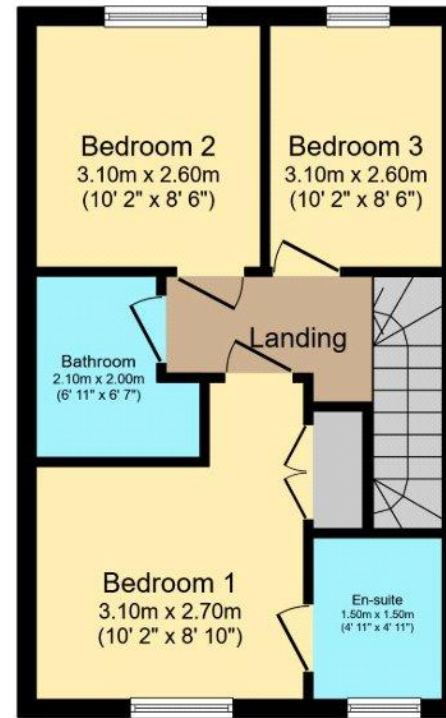








**Ground Floor**



**First Floor**

Total floor area 73.3 sq.m. (789 sq.ft.) approx

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