

Rex Gooding



18 Manor Close, Edwalton, NG12 4BH

Asking Price: £795,000

18 Manor Close, Edwalton, NG12 4BH

Set on a generous plot within a quiet and highly regarded cul-de-sac, this substantial five-bedroom detached family home offers exceptional proportions and versatile accommodation .

Beautifully positioned behind a wide frontage with ample driveway parking, the property immediately impresses with its handsome double-fronted façade, integral garage and established setting. Inside, the bright and beautifully balanced accommodation is perfectly suited to modern family life, offering multiple reception rooms, a spacious kitchen, a light-filled conservatory overlooking the garden and five generous bedrooms.

Offered to the market with no upward chain, this is a rare opportunity to acquire a home of genuine scale in one of Edwalton's most desirable locations.

An inviting entrance hall leads to a selection of versatile reception rooms, including a formal lounge, family room, dining room and separate study, providing flexibility for entertaining, relaxing or working from home. The kitchen enjoys extensive cabinetry and worktop space, flowing seamlessly into the conservatory, which offers delightful views across the rear garden. A utility room, ground floor WC and integral garage complete the ground floor.

Upstairs, five well-proportioned bedrooms are arranged around a spacious landing. The principal bedroom benefits from an en-suite shower room, while a family bathroom and separate shower room comfortably serve the remaining bedrooms. Fitted wardrobes to the majority of the rooms provide excellent storage.

One of the property's standout features is the exceptional rear garden. Beautifully established and enjoying an excellent degree of privacy, it offers a generous lawn, mature trees, colourful borders and a spacious patio, creating the perfect setting for family life, outdoor entertaining or simply relaxing in peaceful surroundings.

Situated just moments from the heart of Edwalton , Manor Close enjoys easy access to independent cafés, restaurants, shops, highly regarded schools, riverside walks and excellent transport links, including the railway station and nearby A52 and A46.

Offering over 2,500 sq ft of accommodation, an outstanding garden, no upward chain and an enviable village location, Manor Close presents a rare opportunity to secure a forever family home. This part of Edwalton is a very highly regarded and sought after area and offers further potential to extend and reconfigure subject to planning. Properties of this calibre are seldom available, making early viewing highly recommended.

Accommodation & Amenities

- Approximately 2,519 sq ft of beautifully proportioned family accommodation
- Five generous bedrooms, three bath/shower rooms & versatile reception rooms
- Magnificent, mature rear garden offering exceptional privacy and space to entertain
- Occupying a generous plot within a quiet and highly sought-after cul-de-sac
- Stunning conservatory overlooking the garden with seamless indoor-outdoor living
- No Upward Chain – a rare opportunity to secure a substantial family home
- Situated in the heart of Edwalton, excellent schools, rail links and the A52/A46







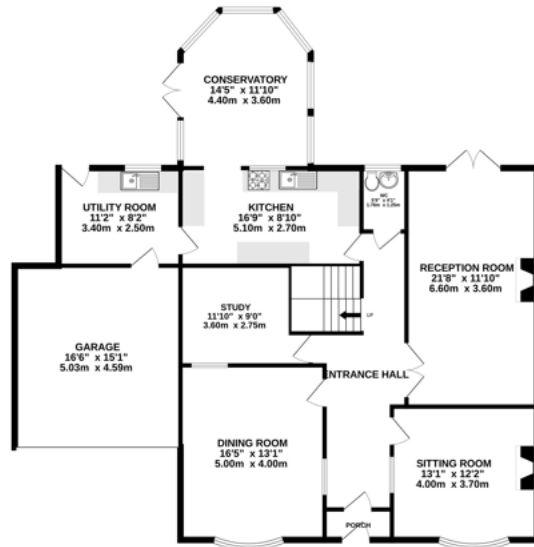




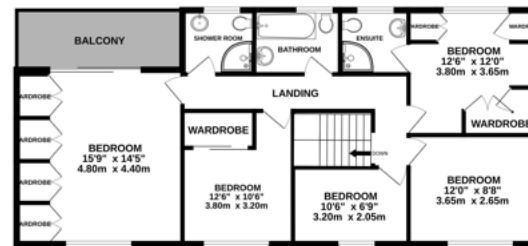




GROUND FLOOR
1591 sq.ft. (147.8 sq.m.) approx.



1ST FLOOR
928 sq.ft. (86.2 sq.m.) approx.



18 MANOR CLOSE, NOTTINGHAM, NG12 4BH

TOTAL FLOOR AREA : 2519 sq.ft. (234.0 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.
Made with Metropix ©2020

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		