



Rex Gooding

6 Marigold Close, Edwalton, NG12 4JD

Guide Price: £285,000

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Situated in a popular residential setting, Marigold Close is a modern and inviting two-bedroom home offering a well-planned layout, attractive presentation and excellent practicality for first-time buyers, couples or those looking for a smart investment.

From the moment you step inside, the property feels bright, contemporary and thoughtfully arranged, with the accommodation spread over two floors.

The ground floor opens into a welcoming entrance hall, providing access to the main living areas, staircase and useful storage.

The living room occupies the front of the property and provides a comfortable, versatile space for relaxing, watching television or entertaining guests. Its generous proportions allow plenty of flexibility when arranging furniture.

To the rear is the real heart of the home: the kitchen/dining room. The layout provides a dedicated dining area alongside the fitted kitchen, making this an especially sociable room for everyday meals, hosting friends or simply enjoying family life. Double doors/opening at the rear provide a lovely connection with the garden.

Also accessed from this level are the utility room and ground-floor WC – two particularly useful additions that make the home highly practical for modern living.

Upstairs, the landing leads to two bedrooms and the family bathroom.

The principal bedroom benefits from a private en-suite shower room, creating a comfortable retreat away from the rest of the accommodation. The second bedroom is another well-sized room, ideal as a child's bedroom, guest room, home office or dressing space depending on your needs.

The family bathroom completes the first floor with a full bathroom arrangement.

Outside, the rear garden provides a private space to enjoy outdoor dining, morning coffee or summer evenings, while also offering scope for the new owners to personalise it further.

Whether you're taking your first step onto the property ladder, searching for a manageable modern home or looking for an investment with strong appeal to future tenants, this is a property that deserves to be viewed.

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

- Beautifully presented throughout – ready to move straight into
- Two well-proportioned bedrooms, including a principal bedroom with its own en-suite
- Separate utility room
- Enclosed rear garden offering a pleasant outdoor space for relaxing, entertaining or enjoying warmer days
- Excellent choice for first-time buyers, young families or investors
- Popular modern development setting with an attractive residential feel









Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

