

Rex Gooding



37 Sarah Drive, Edwalton, NG12 4LW

Guide Price: £299,950

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A two bedroom semi-detached house built two years ago with driveway parking to the side and a rear garden. The accommodation consists of entrance hall, kitchen diner, living room with French doors onto garden. Upstairs there are two double bedrooms and a bathroom. Built in 2021, the property benefits from gas central heating, double glazing and the remaining years of the original 10 year NHBC build warranty. There are enclosed gardens to the rear, a further garden to the front, and a driveway providing off road parking for two vehicles at the side. Situated in the sought after South Nottinghamshire suburb of Edwalton, the property is within easy reach of excellent local facilities. Main road routes and local transport links provide access to West Bridgford, Nottingham, Leicester and surrounding villages.

Accommodation & Amenities

- Modern Semi Detached Home Built in 2021
- Kitchen Diner
- Living Room with French Doors onto Garden
- Two Double Bedrooms & Bathroom
- Gas C/Heating & Double Glazing
- Front & Rear Gardens
- Driveway Parking for Two Cars
- Council Tax Band B & EPC Rating B
- Rosecliffe Spencer & Rushcliffe Spencer Academy Catchment











