



Rex Gooding

The Birches, Village Street, Edwalton, NG12 4AB Guide Price: £599,950

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Nestled at the end of a peaceful cul-de-sac in the heart of Edwalton village, The Birches offers an exceptionally private and tranquil setting, complemented by a beautifully established rear garden and a stunning mature backdrop.

This charming property is both deceptively spacious and immaculately maintained. Upon entering, you're greeted by a entrance hall that leads into a generous lounge diner (20ft x 14ft), featuring French doors that open directly onto the garden – perfect for seamless indoor-outdoor living.

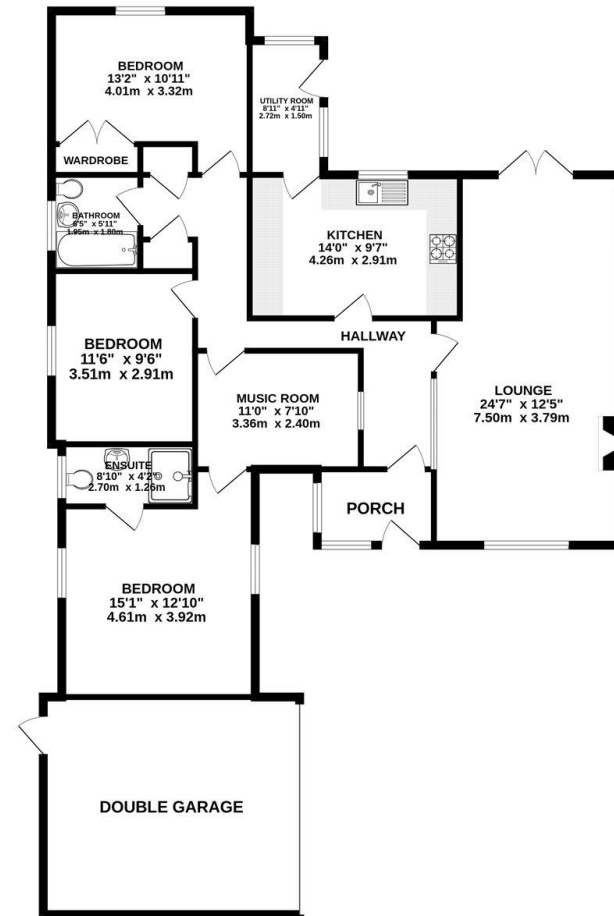
The bright and airy breakfast kitchen gives access to a rear porch and utility room, adding an extra layer of convenience. The principal bedroom is a peaceful retreat, complete with an en-suite shower room, while two additional well-sized bedrooms share the main bathroom.

With ample driveway parking and a double garage, The Birches provides plenty of space for both everyday living and entertaining. Ideal for those looking to downsize without compromising on spacious, well-proportioned accommodation, this home is equipped with gas central heating and double glazing, ensuring comfort all year round.

Accommodation & Amenities

- Quiet Cul-De-Sac Location off Village Street in the Heart of Edwalton Village
- Spacious & Well-Proportioned Accommodation
- Large Lounge Diner & Separate Breakfast Kitchen
- Principal Bedroom with En-suite, Two Further Bedrooms &

GROUND FLOOR
1464 sq.ft. (136.0 sq.m.) approx.



TOTAL FLOOR AREA: 1464 sq.ft. (136.0 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.
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