



18 Wentworth Way, Edwalton, NG12 4DJ

Guide Price: £550,000

Guide Range: £550,000 - £575,000. This well presented four-bedroom family home commands a prime position in the highly sought-after village of Edwalton, where refined living meets unparalleled convenience. Ideally located within comfortable walking distance of the renowned Edwalton Primary School and the prestigious Edwalton Golf Course, this exceptional property perfectly balances accessibility with tranquil suburban charm. Set upon a generous plot with outstanding kerb appeal, a sweeping driveway provides ample off-road parking for multiple vehicles, leading seamlessly to a detached double garage offering valuable additional storage. The substantial rear garden, predominantly laid to lawn, presents a verdant canvas ideal for alfresco dining and outdoor entertaining, benefiting from a commendable degree of privacy that creates a genuine sanctuary for family life.

The interior accommodation flows with effortless elegance, beginning with an impressive entrance hall that immediately establishes the quality and proportions found throughout. The versatile dual-aspect living room serves as the heart of the home, where a characterful bay window floods the space with natural light, while sleek sliding patio doors frame garden views and provide seamless indoor-outdoor connectivity. The adjacent dining room offers an inviting setting for both intimate family suppers and sophisticated entertaining, with its semi-open-plan connection to the living room creating a wonderful sense of space whilst maintaining thoughtful definition between zones. The well-appointed kitchen showcases modern integrated appliances including dishwasher and fridge freezer, complemented by a practical utility room that discreetly houses the washing machine and wall-mounted boiler, whilst a convenient ground floor WC completes this excellently planned level.

Ascending to the first floor reveals exceptional family accommodation comprising four well-proportioned bedrooms, with the generous principal bedroom providing a peaceful private retreat enhanced by the luxury of an en-suite shower room. Three further bedrooms offer versatile space for growing families, guests, or home working requirements, whilst the stylish family bathroom presents a contemporary three-piece suite featuring a panelled bath, finished to a high standard with quality tiled walls that combine practicality with aesthetic appeal.

This outstanding property is offered with the considerable benefit of no onward chain, enabling a smooth and swift transaction for discerning buyers seeking to secure a spacious family home in one of Nottinghamshire's premier residential addresses. Edwalton enjoys an enviable reputation distinguished by its excellent educational provision and strong community spirit, with residents benefiting from a wealth of local amenities both within the village and in neighbouring West Bridgford, where an impressive array of boutique shops, restaurants, and leisure facilities await. Early viewing is strongly recommended to fully appreciate the exceptional space, natural light, and enviable lifestyle this distinguished residence affords.

Accommodation & Amenities

- Well presented four-bedroom family home in prime Edwalton location, within walking distance of Edwalton Primary School and Golf Course
- Generous plot with excellent kerb appeal, spacious driveway with ample parking, and detached double garage
- Substantial, private rear garden predominantly laid to lawn, perfect for family entertaining and outdoor living
- Versatile dual-aspect living room with bay window and sliding patio doors providing seamless garden access
- Semi-open-plan dining room flowing into well-appointed kitchen with integrated appliances and separate utility room
- Four well-proportioned bedrooms including principal bedroom with en-suite shower room
- Stylish modern family bathroom with three-piece suite and quality tiled walls
- No onward chain with excellent local amenities in Edwalton village and neighbouring West Bridgford



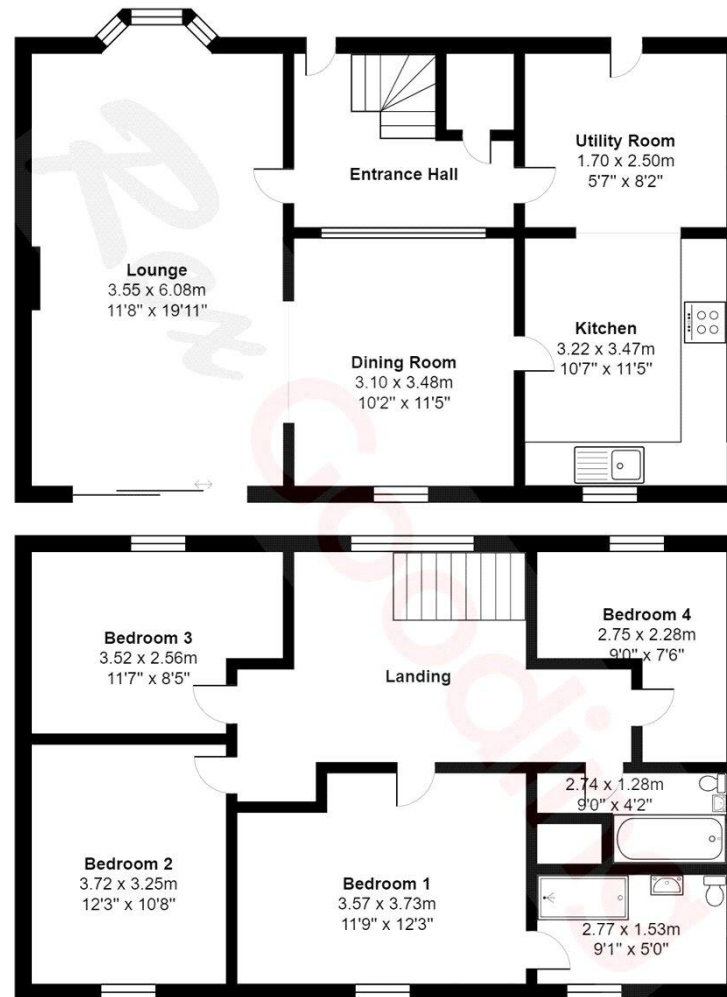








18 Wentworth Way



Total Area: 119.3 m² ... 1284 ft²

All measurements are approximate and for display purposes only