



Offers In The Region Of £300,000

HEWERS WAY | EDWINSTOWE | MANSFIELD | NG21 9SS

BuckleyBrown
ESTATE AGENTS

WE HAVE FOUND THE ONE!...You really don't need to touch a thing at this three bedroom detached family home! This is a gorgeous example of a modern house, which is impeccable from top to bottom that provides modern day living very well! Not only does this home boast convenient off-street parking, it also stands beautifully in a lovely residential area in Edwinstowe, only a short distance away from the high street and the historic Sherwood Forest!

Stepping inside, you'll find a light and airy entrance hallway which will immediately give you that welcoming feel. Positioned off here is a well sized living room to your left, which is complemented perfectly by neutral decor and dual aspect windows. This space is excellent for any potential buyer's who love entertaining. Let's move on further where you will be greeted by the modern kitchen, which is fitted with a range of shaker style wall and base units offering plentiful storage, integrated appliances and ample space for a dining table and chairs. What's not to love? Completing this floor there is a handy utility room and WC.

The first floor hosts three superb bedrooms, which have been presented exceptionally well and have the added benefit of fitted wardrobes. Together with an en-suite facility to the master providing a luxurious finish. In addition, there is a contemporary family bathroom fitted with a four piece suite.

Outside will be sure to keep you smiling, offering a tarmac driveway to the front providing off-street parking, along with an integral garage. There is a beautifully landscaped garden to the rear with a patio area, maintained lawn and decorative planters. The outdoor space will certainly come in handy for a BBQ and seating in the summer!





Living Room 10'4" x 15'4"
With carpet to flooring, two central heating radiators and dual aspect windows.

Kitchen/Dining Room 8'1" x 17'4"
Fitted with shaker style cabinets and units, work surface, hob, splash back, extractor fan, inset sink with mixer tap above, dishwasher, integrated oven, fridge freezer, downlights, window to the rear elevation and French doors leading outside.

Utility 5'3" x 5'5"
With space for additional appliances.

WC
Fitted with a low flush WC, pedestal

sink, central heating radiator and an opaque window to the side elevation.

Bedroom One 10'4" x 11'6"
With carpet to flooring, two central heating radiators, en-suite, fitted wardrobes and window to the front elevation.

En-Suite 4'6" x 6'9"
Fitted with a wash hand basin, low flush WC, pedestal sink, full height tiling, chrome heated towel rail, enclosed shower, shaver point and an opaque window to the side elevation.

Bedroom Two 8'10" x 12'6"
With carpet to flooring, central heating radiator, fitted wardrobe and window to the front elevation.



Bedroom Three 9'8" x 12'1"
With carpet to flooring, central heating radiator, fitted wardrobe and window to the rear elevation.

Bathroom 9'10" x 10'5"
Fitted with an enclosed shower, pedestal sink, low flush WC, full height tiling, shaver point, chrome heated towel rail and an opaque window to the rear elevation.

Outside
With a tarmac driveway to the front providing off-street parking, along with an integral garage. There is a beautifully landscaped garden to the rear with a patio area, maintained lawn and decorative planters.



Ground Floor
56 sq.m / 602.11 sq.ft
Approx.



First Floor
51 sq.m / 544.14 sq.ft
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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