



Guide Price £230,000

TRINITY ROAD | EDWINSTOWE | MANSFIELD | NG21 9RW



HERE IT IS WITH THE ADDED BONUS OF A GUIDE PRICE £230,000 - £240,000!...There is definitely more than meets the eye with this wonderful four-bedroom semi-detached house standing beautifully with its very own private driveway and garage! Located within the convenient area of Edwinstowe, local shops and other amenities are only a short journey away!

The ground floor accommodation boasts a spacious entrance hallway, with access to a handy downstairs WC. Moving through to the living room, you will find a feature fireplace and space for a television, this is the perfect area for hosting movie nights! This room is complemented well with a box window to the front and patio doors to the rear, giving access to the garden, perfect for the summer months. Just around the corner, you will be met with the dining room, this is an ideal space for entertaining family and friends. Finally the kitchen includes a range of matching cabinets and units with built-in appliances and an external doors to the rear.

Now let's take a walk upstairs, where you will find four bedrooms all which have been well cared for and offer flexibility to add your own stamp. One of the bedrooms also have the luxury of its very own en suite. The family bathroom is just off the landing and is comprising of a three piece suite.

The outside space complements the property wonderfully and presents you with an easy to maintain enclosed garden with fence surround offering a degree of privacy. There is also a private driveway and garage to the side of the property.

Call today to arrange a viewing!





Entrance Hallway

With windows to the front elevation and further access to;

Living Room 10'8" x 17'7"

Spacious living room with feature fireplace, box window to the front and patio doors to the rear elevation giving access to the garden.

Dining Room 7'8" x 11'3"

Ample furniture space and box window to the side elevation.

Kitchen 9'3" x 11'3"

Complete with a range of matching cabinetry and units, inset sink and drainer, integrated appliances. With built in storage cupboard, window and external door to the rear elevation.

WC

With hand wash basin, low flush WC and window to the side elevation.

Landing

With window to the rear elevation and further access to;

Bedroom One 10'11" x 13'6"

With a fitted wardrobe and a window to the front elevation.

Bedroom Two 9'2" x 10'11"

With window to the side elevation and access to a private en suite.

En Suite 4'7" x 5'0"

Three piece suite with hand wash basin, low flush WC and shower. With a window to the side elevation.

Bedroom Three 7'6" x 8'0"

With a window to the rear elevation.



Bedroom Four 6'3" x 7'4"

With a window to the front elevation.

Bathroom 6'5" x 6'8"

Three piece suite comprising of a hand wash basin, low flush WC and bath. With a window to the rear elevation.

Garage 8'7" x 17'6"

Accessible from the side of the property.

Outside

Low maintenance frontage, private driveway and garage allowing for off road parking. Enclosed garden to the rear with fence surround offering a degree of privacy.





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			86
(81-91) B			
(69-80) C			
(55-68) D		63	
(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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