



SYLVESTER COURT | THORESBY VALE | EDWINSTOWE | NG21 9SH



A TRULY STUNNING FAMILY HOME!! We welcome you to this stunning detached house, which is positioned in the sought-after area of Edwinstowe. Boasting not just one but two reception rooms, this is the perfect setting for entertaining guests or simply relaxing with your loved ones. With four spacious bedrooms and two modern bathrooms, there's plenty of room for the whole family to enjoy. Let's take a look inside...

The property features spacious living with its open-plan kitchen/diner, ideal for creating delicious meals and making memories together. The french doors allow plenty of natural light to fill the room, creating a bright and airy atmosphere. From here, you will find a handy utility room that provides space for additional appliances. The two reception rooms have been decorated beautifully and host plenty of space to add your homely furnishings. Completing the floor is a WC for added convenience.

Let's head upstairs, where the magic will continue. The master suite is simply stunning, with the luxury of its own private ensuite. Just imagine waking up in the morning and enjoying a cup of tea in your very own dressing room before starting your day! All of the bedrooms provide a blank canvas to add your own stamp. The family bathroom is just off the landing and hosts a four-piece suite with a separate shower cubicle.

The outside is just as impressive, boasting a healthy lawn with a modern patio area for alfresco dining. This is a great entertaining space for summer BBQ's with family and friends. One of the highlights of this property has to be the double garage, which provides ample space for your vehicles and additional storage. There is no need to worry about parking, with multiple parking spaces available right at your doorstep.

Don't miss out on the opportunity to make this house your home. Contact us today to arrange a viewing and experience the beauty and comfort Sylvester Court has to offer.!





Hall  
With access to;

Lounge 15'3" x 15'5"  
With carpeted flooring. With dual aspect windows.

Family Room 9'0" x 12'4"  
With wall panelling, carpeted flooring and window to front elevation.

Dining Room 11'1" x 14'1"  
With laminate flooring and a window to side elevation. Including large french doors to rear elevation.

Kitchen 10'9" x 11'5"  
Including units and cabinetry, an inset sink

and a breakfast bar. With Quartz worktops, double oven, built in fridge/freezer, induction hob and extractor fan.

Utility 6'2" x 7'4"  
With space for additional appliances and door to rear elevation. With Quartz work surface and plumbing for washing machine.

WC  
Including an inset sink and hand wash basin. With window to side elevation.

Landing  
With access to;

Master Bedroom 13'3" x 9'1"  
With window to front elevation. Including its own private ensuite and dressing room for added luxury.



Dressing Room 4'11" x 7'3"  
With ample storage space.

Bedroom Two 9'0" x 11'11"  
With window to rear elevation and handy built-in wardrobes.

Bedroom Three 9'0" x 11'11"  
With window to rear elevation and built-in wardrobes. With carpeted flooring and central heating radiator.

Bedroom Four 9'3" x 11'9"  
With dual aspect windows. Including carpeted flooring and central heating radiator.

Ensuite 5'8" x 7'10"  
Including a three-piece suite, with a vanity unit and laminate flooring.

Bathroom 8'6" x 8'6"  
Including a four-piece suite and vanity units. With window to rear elevation.

Outside  
With a well-maintained lawn and patio area to the rear. Including a double garage with electric doors, light and power, outside lightings and two outside electric points. Drive way providing ample parking.





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) <b>A</b>			<b>94</b>
(81-91) <b>B</b>		<b>85</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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