



Offers Over £300,000

DRIFT CLOSE | EDWINSTOWE | NG21 9SN

BuckleyBrown
ESTATE AGENTS

PERFECT FAMILY HOME!!...This three bedroom stunning home is a true gem and we can't wait to show you around. Boasting a well-cared for interior, this detached property has room for the whole family, with an open plan kitchen/dining room, spacious garden and modern fixtures and fittings throughout. You simply must view this one for yourself! Let's take a peek inside..

Starting with the lounge offering ample furniture space, making this a lovely space to relax after a long day! Flowing through to the open plan kitchen/diner where you will find a light and airy space to enjoy sit down meals or even host dinner parties. The kitchen comes complete with an extensive range of matching units and appliances, making it simple to show off your culinary skills. Additionally, the kitchen benefits from access to a utility and handy downstairs WC for added convenience.

The first floor hosts three excellent bedrooms, all of which have been kept to a high standard with modern decor for plenty of versatility. The master bedroom also has the luxury of its very own dressing room and private en suite. What's not to love? Furthermore, the family bathroom can be found just off the landing and complete with a modern three piece suite.

The garden is mainly laid to lawn with fence surround. Perfect for inviting the whole family around and enjoying the sunny months together with a BBQ. To the front of the property is a generous private driveway and a garage, allowing space for ample off-road parking. What's not to love?

Call now to arrange a viewing!





Porch
With further access to;

Lounge 10'11" x 14'6"
Spacious lounge with ample furniture space and a window to the front elevation.

Kitchen/Dining Room 9'6" x 13'11"
Complete with a range of matching cabinets and worktop units, inset sink and drainers, integrated appliances and a window to the rear elevation. There is also space for dining furniture complimented with patio doors leading to the garden. You will further find an archway giving access to the utility.

Utility 4'10" x 5'2"
With fitted worktops and an external door to the rear. Access to a handy downstairs WC including a hand wash basin and a low flush WC.

Landing
With access to;

Bedroom One 10'2" x 10'9"
With access to a dressing area, private en suite and a window to the front elevation.

En Suite 5'2" x 6'8"
Three piece suite comprising of a hand wash basin, low flush WC and shower. With a window to the front elevation.

Bedroom Two 9'9" x 9'10"
With a window to the rear elevation.

Bedroom Three 9'4" x 9'9"
With a window to the rear elevation.

Bathroom 6'3" x 5'6"
Three piece suite including a hand wash basin, low flush WC and bath. With a window to the side elevation.



Garage 8'5" x 16'5"
Accessible from the front elevation.

Outside
Low maintenance frontage with a private driveway allowing for off road parking. Garden to the rear which is mainly laid to lawn.



Ground Floor
51sq.m / 554.22sq.ft
Approx.

First Floor
45sq.m / 484.18sq.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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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 94 |
| (81-91) B | | 82 | |
| (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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CLOSE I | EDWINSTOWE I
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