



£335,000 Freehold

PLOT 22 OLD HOUSE GARDEN, HIGH STREET | EDWINSTOWE | NG21 9PR

BuckleyBrown
ESTATE AGENTS

CHOOSE YOUR OWN DESIGN!!.. This wonderful three-bedroom detached property is located in the popular village of Edwinstowe in the heart of Sherwood Forest. Not to mention it is also located nearby to the A1 and M1 giving commuters and families easy access to Worksop, Mansfield, Newark, Sheffield and Nottingham. If you are seeking a brand new and modern family home to make lasting memories, then this is the one for you. Let's take a look around...

The ground floor offers spacious accommodation, presenting you with an entrance hallway, stunning open plan kitchen lounge diner and a handy utility. Moving upstairs you will be greeted with three generous bedrooms. The master bedroom also benefitting from its very own en suite feature. This property also enables you to choose your own designs such as kitchen, flooring and shower panels and splash backs!

To further complete this property is a private driveway and garage allowing for ample off road parking. There is an enclosed garden to the rear, perfect for soaking up the sun and enjoying BBQs!

Call our team today, don't miss out on the brilliant opportunity for a fresh start!



Entrance Hall
With access to;

Kitchen - Diner - Living Area 27'2" x 11'3"

Spacious open plan room with dual aspect windows to the front and rear along with patio doors giving access to the rear garden.

There is a modern kitchen with a range of units with work surface over, an inset sink and drainer with mixer tap. The kitchen also benefits from a built in fridge/freezer, oven with electric hob and extractor hood over. The kitchen is beautiful in design and leaves ample space for a dining area not removing any space for the living room.

This is truly a great space to entertain, BBQ's or to enjoy and a relaxing evening.

Utility Area 18'4" x 9'1"
Versatile space for storage located from the kitchen.

W.C. 5'2" x 3'5"
Fitted with a hand wash basin and low flush WC.

Bedroom One 14'0" x 9'3"
A brilliant sized master bedroom benefiting from access to a private ensuite, a central heating radiator and a large window to the rear elevation. You do still have your own choice of flooring.

En-Suite 8'8" x 3'11"
Accessed from bedroom one, the ensuite comprises of a double shower, low level w.c. and a wash hand basin, there is also a window to the side elevation.

Bedroom Two 10'8" x 9'8"
A further double bedroom with large a large window to the front elevation, your own choice of flooring and a central heating radiator.

Bedroom Three 10'8" x 8'3"
Again a great size for the third bedroom, the room benefits from a storage cupboard, a central heating radiator, a large window to the front elevation and your own choice of flooring.

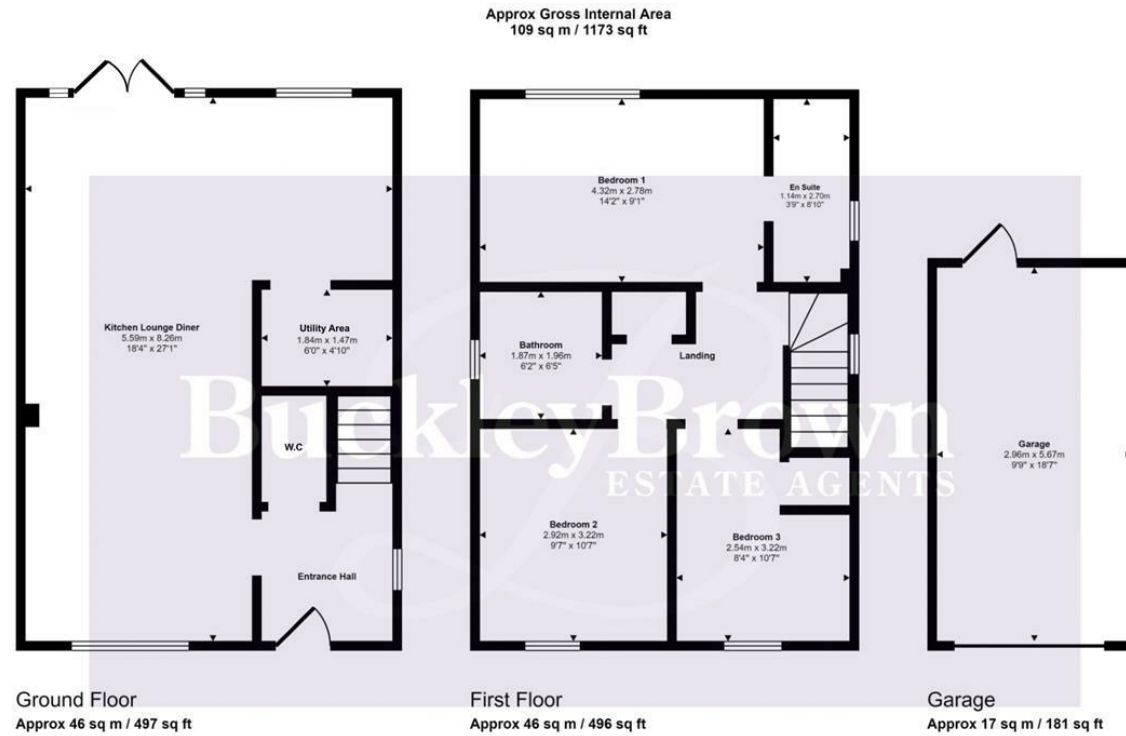
Bathroom 6'3" x 6'6"
Well appointed family bathroom comprises of a modern three piece suite with a window fitted to the side elevation.

Garage
Accessible from the front of the property, the garage benefits from

an electric garage door with an external door fitted to the rear, this garage will cover all of your storage needs whilst also having internal electric points and lighting.

Outside
Low maintenance lawn to the front along with a private driveway and garage. To the rear you will find an enclosed garden with a lovely lawn, patio deating area with fencing to the surround.

Disclaimer
EPC rating predicted B



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.