



£290,000 Freehold

PLOT 26 OLD HOUSE GARDEN | HIGH STREET | EDWINSTOWE | NG21 9PR

BuckleyBrown
ESTATE AGENTS

YOUR CHOICE OF FLOORING, KITCHEN, BATHROOM AND ENSUITE...

SIMPLY STUNNING!!.. This wonderful three-bedroom detached chalet bungalow is located in the popular village of Edwinstowe in the heart of Sherwood Forest. The village has a variety of facilities and amenities. Not to mention being located close 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.

The modern design of this home offers a fresh and stylish living space for you to make your own. This property also enables you to choose your own designs such as kitchen, flooring and shower panels and splash backs!

Don't miss out on the opportunity to call this beautiful property your new home!





Entrance Hall

Having your choice of flooring and a central heating radiator, this is a great entrance hallway leading to;

Kitchen & Living Area 21'7" x 13'6"

The space to the rear of the property is laid out perfectly to enjoy open plan living with a separate living area and kitchen space. The room has an abundance of natural light flooding the room with large windows to the rear elevation and french doors leading to the rear garden.

The kitchen once chosen will comprise of a mixture of modern wall and base units with work surface over, an inset sink and drainer with mixer tap over. The kitchen will also have the following integrated appliances, fridge/freezer, washing

machine, dishwasher, cooker, inset electric hob and extractor hood over.

Bedroom One 11'6" x 12'5"

Located downstairs, bedroom one is a brilliant size and benefits from access to a private modern ensuite. The room has a window to the front elevation, a radiator and your choice of flooring.

En-Suite 7'1" x 3'10"

Three piece suite comprising of a hand wash basin, low flush WC and a double shower.

Landing

With access into two further bedrooms and the well appointed bathroom.



Bedroom Two 10'11" x 10'9"

A further spacious bedroom with a large window to the rear elevation and a central heating radiator, not forgetting that you have your choice of flooring.

Bedroom Three 11'1" x 8'1"

Another spacious bedroom with your own choice of flooring the room currently has a central heating radiator and a window to the front elevation.

Bathroom 6'0" x 6'9"

A well appointed modern bathroom located in between bedrooms two and three, the bathroom comprises of a three piece suite, a hand wash basin, low flush WC and bath.

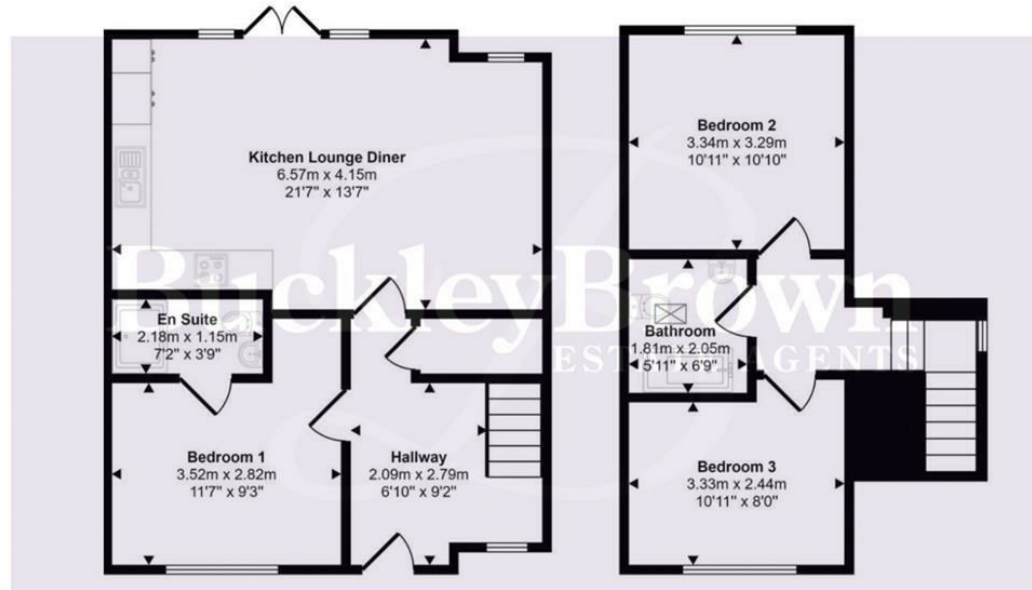
Outside



To the front you will find a low maintenance lawn area with driveway area. The garden to the rear comprises of a laid to lawn, patio seating area with fencing to the surround.



Approx Gross Internal Area
103 sq m / 1105 sq ft



Ground Floor
Approx 52 sq m / 563 sq ft

First Floor
Approx 32 sq m / 347 sq ft

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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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BuckleyBrown Estate Agents

55- 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND

t: 01623 633633 | mansfield@buckleybrown.co.uk | www.buckleybrown.co.uk

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