



£475,000 Freehold

PLOT 29 OLD HOUSE GARDEN | HIGH STREET | EDWINSTOWE | NG21 9PR

BuckleyBrown
ESTATE AGENTS

CHOOSE YOUR OWN DESIGNS!! ...We welcome you to this wonderful cut de sac located on High Street in the sought after and charming village of Edwinstowe! This stunning four bedroom detached new build property is perfect for any growing family or those in need of extra space. With a garage and parking available, convenience really is at your doorstep.

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

With access to;

Kitchen/Diner 23'2" x 11'6"

Complete with a range of modern range of units and cabinetry with work surfaces over. Not to mention integrated appliances and a large window to rear elevation.

Utility 5'9" x 7'0"

Including an inset sink. With door access to rear elevation,

W.C. 5'1" x 2'10"

Including low flush WC and an inset sink.

Living Room 18'2" x 13'7"

Including fitted carpets and central heating radiator. With french doors to rear elevation.

Office 13'7" x 7'8"

Including fitted carpets and central heating radiator. With windows to front elevation.

Landing

With access to;

Bedroom One 13'9" x 13'4"

Including fitted carpets and central heating radiator. With window to rear elevation.

En-Suite 7'3" x 5'10"

Complete with a three-piece suite including a double shower, hand wash basin and low flush WC. With window to rear elevation.

Bedroom Two 13'1" x 10'7"

Including fitted carpets and central heating radiator. With window to front elevation.

Bathroom 7'10" x 10'3"

Comprising a four-piece suite. With a bath tub, shower cubicle, hand wash basin and low flush WC.

Bedroom Three 11'4" x 11'9"

Including fitted carpets and central heating radiator. With window to rear elevation.

Bedroom Four 11'7" x 9'2"

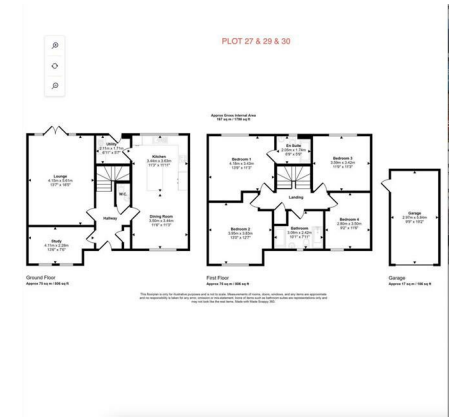
Including fitted carpets and central heating radiator. With window to front elevation.

Garage

With ample storage space.

Outside

Including an enclosed garden to the rear of the property. With a driveway and garage to the front.



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	

BuckleyBrown Estate Agents

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

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

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.

