



£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 cul 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 the downstairs W.C., two reception rooms and the kitchen/diner.

### 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"

Fantastic in size this living room is a perfect space for the whole family to enjoy, there are french doors leading to the rear garden, allowing easy access on those wonderful summer months as well as an abundance of

natural light. The room also benefits from a central heating radiator and your own choice of flooring.

### Office 13'7" x 7'8"

Two windows to the front elevation allow natural light to flood the room, there is also a central heating radiator and your own choice of flooring.

### Landing

With access to four double bedrooms, the master including an ensuite and the well appointed family bathroom.

### Bedroom One 13'9" x 13'4"

This room is a fantastic size for a master bedroom and you will benefit from your own choice of flooring a central heating radiator and a large window to rear elevation overlooking trees. There is also access to a private ensuite.

### 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"

Having your own choice of flooring, the room is great in size and benefits from a central heating radiator and a large window to front elevation.

### Bathroom 7'10" x 10'3"

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

### Bedroom Three 11'4" x 11'9"

Again a great size being a double bedroom the room also allows your own choice of flooring, a central heating radiator and a large window to rear elevation overlooking the trees.

### Bedroom Four 11'7" x 9'2"

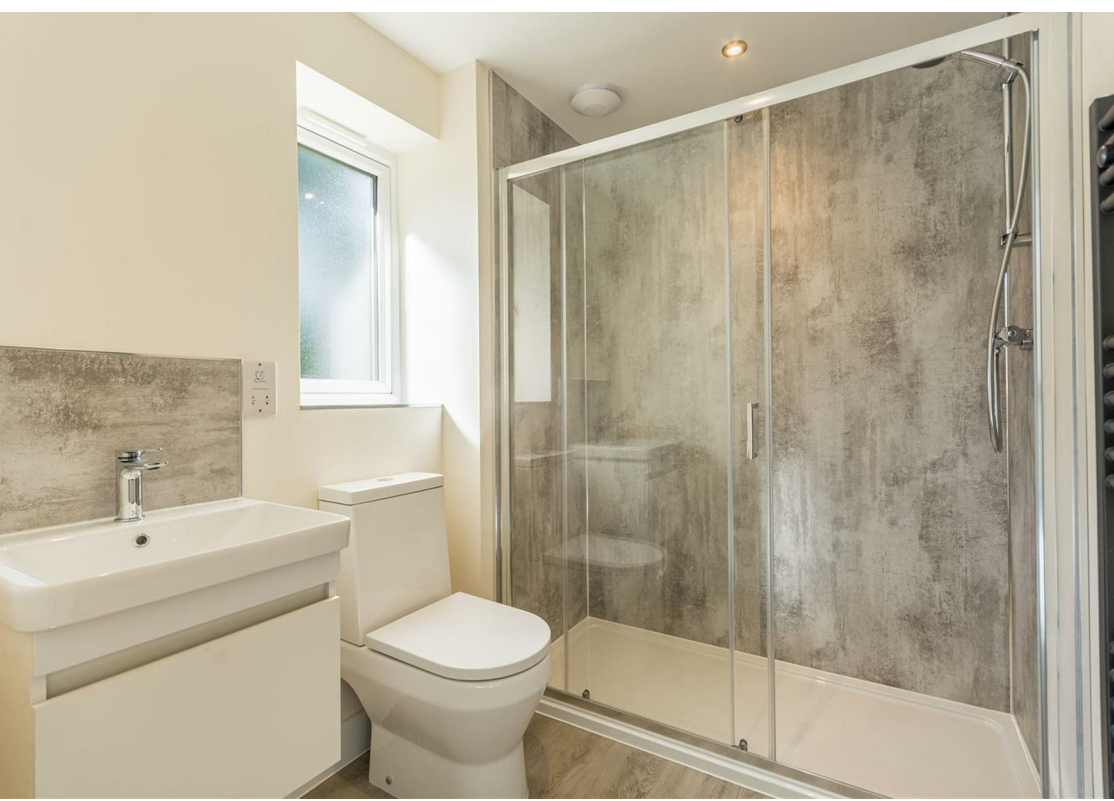
Brilliant size for a fourth bedroom as it you can still fit a double bed, the room also allows your own choice of flooring a central heating radiator and had a window to front elevation.

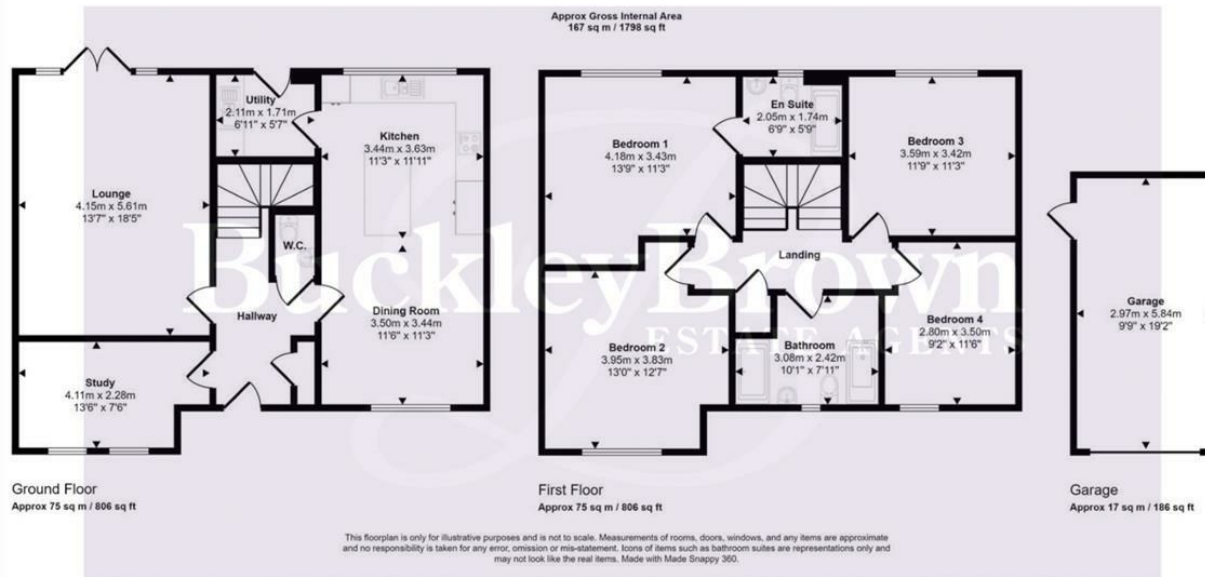
### Garage

Benefiting for an electric garage door, there is also electric point inside and a further UPVC door to the rear for even further easy access. This grage will cover all your storage needs.

### Outside

Including an enclosed garden to the rear of the property, the garden will come with laid to lawn and a slabbed patio area, with the trees to the rear this is the perfect garden to enjoy the summer months in, as it is truly a tranquil space. There is also a great sized driveway to the front not forgetting the access to the single garage.





**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>			
(81-91) <b>B</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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