



£295,000 Freehold

PLOT 25 OLD HOUSE GARDEN | HIGH STREET | EDWINSTOWE | NG21 9PR

BuckleyBrown
ESTATE AGENTS

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

With carpeted flooring, central heating radiator and further access to;

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

Complete with matching cabinets, inset sink and drainer, essential integrated appliances and patio doors to the rear elevation. There is also ample furniture space.

Bedroom One 11'6" x 12'5"

With carpeted flooring, central heating radiator and a window.

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

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

Landing

With leading access into;

Bedroom Two 10'11" x 10'9"

With carpeted flooring, central heating radiator and a window.

Bedroom Three 10'11" x 8'1"

With carpeted flooring, central heating radiator and a window.

Bathroom 6'0" x 6'9"

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

Garage

Accessible from the front elevation along with an external door to the side elevation.

Outside

To the front you will find a low maintenance lawn area, driveway and garage. The garden to the rear comprises of a lawn, patio seating area and fence surround.

Approx Gross Internal Area
103 sq m / 1105 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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