



£295,000 Freehold

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

BuckleyBrown
ESTATE AGENTS

NOT FINISHED INTERNALLY - THIS PLOT ALLOWS YOU TO CHOOSE YOUR FINISHINGS!

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!





January Promotion

There is a fantastic opportunity being placed on this lovely detached chalet bungalow, the developers are willing to cover your stamp duty payment along with solicitors costs, if you reserve the plot in January with completion taking place before the 1st of April.

Entrance Hall

Still having your choice of flooring currently 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 is currently being fitted and 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 also has 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, you still have a choice of flooring in this room.

Bedroom Three 10'11" 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.

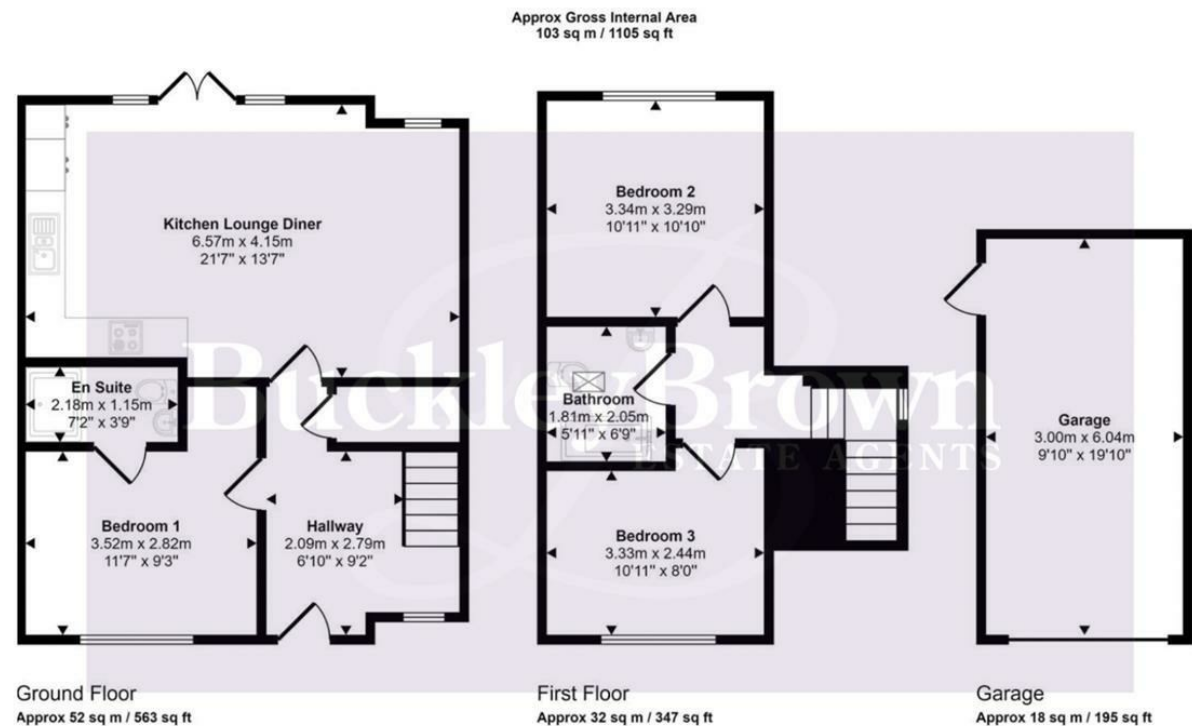
Garage

Accessible from the front through an electric garage door the garage also benefits from a further external door to the side elevation. The garage also has internal electric points with lighting, perfect for all of your storage needs.

Outside

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





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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