



£365,000

OVERMAN DRIVE | EDWINSTOWE | MANSFIELD | NG21 9ST

BuckleyBrown
ESTATE AGENTS

LOVING FAMILY HOME!...Comprising of generous proportions, a modern and contemporary layout and accommodation finished to a superb standard throughout. This beautiful four bedroom detached property is positioned in the quaint village of Edwinstowe, within easy reach of the town centre and occupying a delightful plot the whole family will love!

Firstly, you will find the spacious living room that offers the perfect space for cosy nights in, along with a bay window that allows a wealth of natural light through! Moving nicely from here is a wonderful family room with neutral decor, and offers a great sense of space for you to utilise. The open plan kitchen/diner flows seamlessly from here and is fitted with a stunning range of gloss cabinetry and units, all essential integrated appliances. The dining area is further complemented well with patio doors bringing outside inside, making this a fabulous entertaining space. Finally the ground floor brings you a handy utility room, ideal for washing and extra storage along with a downstairs WC.

Heading upstairs, you will be welcomed to four well-maintained bedrooms. The master even has the advantage of its own private ensuite facility and built in wardrobes, what's not to love? Furthermore, you'll find a generously sized bathroom just off the landing comprising of a stylish four piece suite and contemporary tiling.

The garden complements the home perfectly with a block paved driveway and garage to the front providing off-street parking. There is a spacious garden to the rear with a delightful patio seating area, lawn and fence surround. A perfect setting to take advantage of with family and friends. This home is a credit to its current owners and is too good to miss!

Call today to arrange a viewing...





Entrance Hallway

Spacious hall with a storage cupboard and access to;

WC

Fitted with a hand wash basin and low flush WC.

Living Room 10'9" x 17'5"

Light and airy room offering ample furniture space. Fitted with a bay front window, allowing a wealth of natural daylight to flow through.

Family Room 5'2" x 11'4"

Versatile space open to the kitchen diner whilst also providing access to a handy utility. With a window to the rear elevation.

Kitchen/Dining Room 10'9" x 11'4"

Complete with a range of gloss wall and base units, stunning worktops, inset sink

and drainer and integrated appliances.

Additionally, you will find an inviting space for entertaining with space for a dining table. Complemented by windows to both side and the rear along with patio doors giving access to the garden.

Utility 6'1" x 7'6"

Fitted with wall and base units, space and plumbing for a washing machine and tumble dryer and an external door to the rear.

Landing

With a fitted cupboard and leading access into;

Bedroom One 12'0" x 15'9"

With carpeted flooring, central heating radiator, built in wardrobes and access to an en suite. Fitted with a window to the front elevation.



En Suite 4'11" x 7'3"

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

Bedroom Two 10'4" x 13'6"

With carpeted flooring, central heating radiator and a window to the front elevation.

Bedroom Three 11'2" x 11'6"

With carpeted flooring, central heating radiator and a window to the rear elevation.

Bedroom Four 8'11" x 10'8"

With carpeted flooring, central heating radiator and a window to the rear elevation.

Bathroom 6'10" x 11'6"

Four piece suite comprising of a hand wash basin, low flush WC, shower and a bath. With a window to the rear elevation.

Garage 9'10" x 19'2"

Accessible from the front elevation.

Outside

Low maintenance lawn to the front of the property alongside a spacious double driveway and single garage. To the rear you will find an enclosed garden which is mainly laid to lawn with a patio seating area and fence surround.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		84	
(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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