



£200,000

31 CAVENDISH AVENUE | | EDWINSTOWE | NG21 9NQ

BuckleyBrown
ESTATE AGENTS

A GREAT OPPORTUNITY!!...

Presenting this three bedroom detached bungalow, boasting a unique layout and a host of traditional features. This property is perfect for those looking to put their own stamp on a home. This bungalow is located in the highly sought-after location of Edwinstowe, with easy access to public transport links, nearby schools, local amenities, green spaces, nearby parks, and walking routes.

Upon entry, you will be welcomed by the living room which is complemented with a charming fireplace, providing a warm and inviting atmosphere for those cosy evenings in. This room has ample space to utilise to your needs and is currently being used as a dining room as-well as a living room. Moving on from here, you will find the kitchen, which hosts an array of matching cabinets with ample worktop space. The property comprises three well-proportioned bedrooms, all of which can be used to your own advantage! The main bathroom can be found just off the hall and is fitted with a neutral three piece suite.

A unique feature of this home is the single garage, providing convenient off-street parking or additional storage space. To the side of the property you will also find a handy outbuilding, offering further storage options. The front garden features a practical driveway leading to the garage. Surrounding the driveway are neat pebbled areas, complemented by a selection of well-maintained plants, adding a touch of greenery. The back garden is predominantly pebbled, offering a simple and stylish space that's easy to care for. It is bordered by secure fencing, providing privacy and a sense of seclusion. Call today to book a viewing!





Entrance Hall

With carpeted flooring and a handy storage cupboard. Doors provide access into;

Living Room 12'4" x 19'10"

With carpeted flooring, feature fireplace and window to front elevation. Ample space to utilise to your needs. This room also has space for a dining table and chairs. With double doors to the side elevation, providing access to the garden.

Kitchen 8'9" x 16'9"

Complete with a range of matching units and cabinetry with ample worktop space and a Belfast sink. Built in storage cupboard and a door to the side elevation, providing access to the rear garden.

Hall

providing access into;

Bedroom One 9'11" x 13'4"

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

Bedroom Two 8'10" x 12'5"

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

Bedroom Three 6'11" x 8'11"

With a central heating radiator and window to side elevation.

Bathroom 5'6" x 8'9"

Complete with a three piece suite including a bath, low flush WC and hand wash basin.



Outside

To the front of the property, you will find a driveway with surrounding pebbled areas, creating off-road parking, which also leads to the garage. To the rear of the property you will find a low maintenance garden with pebbled areas and surrounding fences and decorative shrubs.

Garage 8'4" x 16'9"

Accessible from the front elevation, window to rear elevation. This can be utilised as extra off-road parking or handy storage.





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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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		79
(81-91) B		
(69-80) C		
(55-68) D	62	
(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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