



£269,500

6 BEVIN PLACE | EDWINSTOWE | NG21 9TB

BuckleyBrown
ESTATE AGENTS

AN IMPRESSIVE PLOT!!... Are you in search for a stunning four bedroom semi-detached house located in the sought after area of Edwinstowe! You are going to LOVE this property! This home hosts an impressive driveway and a great layout. Let's take a look around...

As you step inside you will find this residence boasts a fantastic open plan kitchen/diner/living room! The open plan lounge diner provides a great sense of space to add your own homely touches. There is ample space for a large table and chairs, perfect for hosting dinner parties! The kitchen is fitted with a range of matching cabinets and units, work surfaces, integrated appliances such as a fridge freezer and oven and an inset sink. This is a great setting for those who enjoy cooking, not to mention the French doors leading onto the garden, perfect on sunny days. Finally to finish off the ground floor you will find a handy office space currently being used as a home beauty salon and a downstairs WC for added convenience. Impressed so far? Let's head upstairs where the excitement will continue..

The first floor accommodates two spacious bedrooms, with the second bedroom having the added luxury of its own en-suite. The second floor hosts two more versatile and spacious with large velux windows letting in a wealth of light. You will also find the family bathroom hosts a three-piece suite with an impressive corner bath. This is a tranquil and relaxing space to unwind after a long day.

The outside hosts a private and well-landscaped garden, including a well maintained lawn space and patio area. This is perfect for inviting guests over in the summer month's for a BBQ. The front of the property boasts a large driveway with parking for multiple cars. Call today to arrange a viewing!





Hall

Spacious hallway with laminate flooring and access to all ground floor rooms.

Kitchen/ Dining room/ Living room 13'6" x 10'7"

Modern kitchen with matching high gloss cabinets and ample work top space above, integrated appliances such as an oven and fridge freezer, an inset sink and tiled splash back, tiled splash back. Through to the dining area you will find ample space for table and chairs with room for sitting furniture too, a central heating radiator and with patio doors leading out to the rear garden.

Office 6'4" x 6'0"

Generous space currently lends itself as a beauty room with a window to the front elevation.

WC 3'1" x 3'1"

Low flush WC and hand wash basin.

Landing

Carpeted landing leading into all first floor rooms.

Bedroom One 13'6" x 10'8"

Carpeted spacious room which currently lends itself as an extra sitting room/ living room. Central heating radiator and windows to the rear.

Bedroom Two 13'7" x 10'7"

Spacious carpeted bedroom with central heating radiator and windows to the front elevation with its own en suite.

En Suite 6'0" x 6'4"

Three piece en suite with low flush WC, hand wash basin and built in shower.



Bedroom Three 13'6" x 10'4"

Carpeted bedroom with velux windows, central heating radiator and ample space for your desired furniture.

Bedroom Four 13'8" x 10'7"

Carpeted bedroom with velux windows, central heating radiators, space for your desired bedroom furniture.

Bathroom 5'11" x 6'5"

Three piece suite with shower over bath, low flush WC and hand wash basin.

Outside

Expansive driveway with room for multiple cars to the front elevation. Well maintained rear garden with lawn area and a patio perfect for alfresco dining.





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		95
(81-91) B	85	
(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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