



HEWERS WAY | EDWINSTOWE | MANSFIELD | NG21 9SS

BuckleyBrown
ESTATE AGENTS

A modern home in a growing community! Welcome to this beautiful three/four-bedroom semi-detached home situated on the sought after Thoresby Vale development in the historic village of Edwinstowe. This home has a bright, spacious layout and easy access to local amenities, with exciting on-site plans for a new primary school, common areas, shops, leisure facilities and a direct pathway from the estate into Sherwood Forestry Park and Edwinstowe village centre - ideal for growing families and walkers. Let's take a look around.

The ground floor presents you with a contemporary live-in kitchen, with new fitted units and work surfaces over recently installed integrated appliances. This open plan, social setting has ample room for living and dining space, all naturally-lit by the French windows that open onto the south-facing garden. The perfect spot to watch the sunrise with a morning coffee and take in the sun for the rest of the day! This floor also has a multifunctional-room/office for those who work from home, a convenient downstairs WC and a utility closet with fitted washing machine.

Heading to the first floor, you'll discover a spacious bedroom with the luxury of its own private ensuite - a great option for a master or guest bedroom. The landing leads you to an additional living room/bedroom where you can unwind overlooking the garden.

The second floor accommodates two more double-bedrooms both fitted with skylights that invite plenty of light and unobscured views of the skies. In between, is a family bathroom with a modern three-piece suite, including a shower-over-bath. This home has been kept immaculate and the modern flooring with plush carpets create the perfect blank canvas, you won't need to touch a thing.

Outside, the property boasts a spacious and enclosed south facing garden, perfect for BBQs in the summer with family and friends, as well as a two car driveway and garage. Don't miss out on this gem! Call our team today and book your viewing!





Hall

With access to;

Kitchen/Dining Room 13'8" x 20'3"

With a range of modern cabinets and units with work surface over, an inset sink and integrated appliances. The dining area provides ample space for furnishing with french doors to rear elevation.

WC

With hand wash basin and low flush WC.

Bedroom Four 7'4" x 11'1"

With window to front elevation.

Bedroom One 13'5" x 10'7"

With window to front elevation.

Ensuite 6'0" x 6'6"

Including a shower cubicle, hand wash basin and low flush WC

Living Room 10'5" x 13'5"

With windows to rear elevation.

Landing

With access to;

Bedroom Two 12'2" x 13'6"

With window to front elevation.

Bedroom Three 8'10" x 13'5"

With windows to rear elevation.

Bathroom 4'6" x 5'11"

Including a three piece suite.

Outside

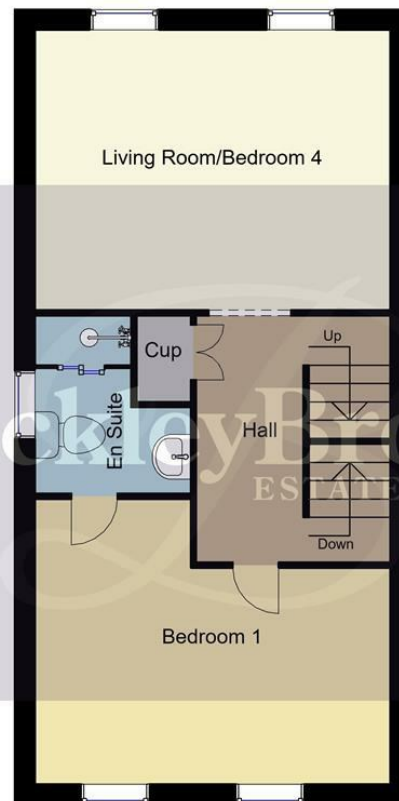
With a well-maintained lawn to the rear and fence surrounding. To the front hosts decorative shrubs and a path leading to the front door, and a driveway at the side of the property with parking for 2 cars and a garage for ample storage.



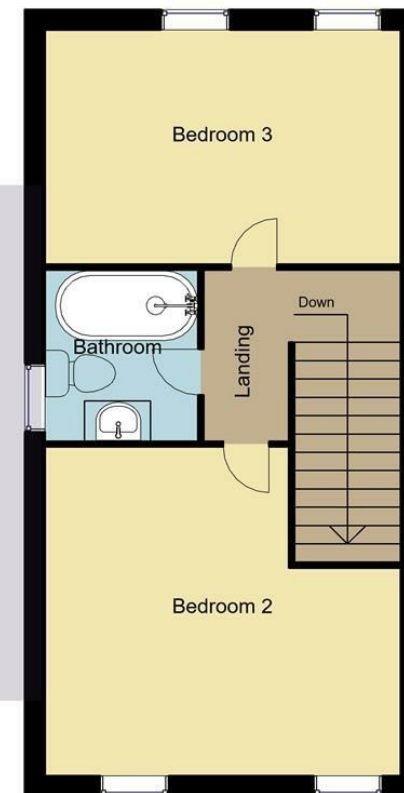
Ground Floor:
42Sq.MT/452.08Sq.FT
Approx.



First Floor:
37Sq.MT/398.27Sq.FT
Approx.



Second Floor:
37Sq.MT/398.24Sq.FT
Approx.



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		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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