



3 BUTTERFLY PLACE | | EDWINSTOWE | NG21 9SJ

**BuckleyBrown**  
ESTATE AGENTS

## An Elegant Family Home Blending Timeless Design with Modern Comfort!

We are delighted to welcome you to this stunning, newly built semi-detached home, located in the highly sought-after cul-de-sac of Thoresby Vale. Perfectly positioned on the edge of the historic village of Edwinstowe and surrounded by the natural beauty of Sherwood Forest, this residence offers a thoughtfully designed layout, convenient access to local amenities, and a beautifully landscaped rear garden. If you're searching for a move-in-ready home, this could be the perfect one for you. Let's take a look around...

As you step inside, you're greeted by a warm and airy entrance hall, complete with under-stairs storage—ideal for keeping coats and shoes neatly tucked away. The lounge has been tastefully decorated to create a cosy yet stylish atmosphere, making it the perfect space to relax or entertain.

At the heart of the home is the spacious kitchen/diner, perfectly suited for those who love to cook and host. It features a range of matching cabinets with work surfaces over, an inset sink, integrated appliances, and French doors that allow natural light to flood the space. A conveniently located WC completes the ground floor.

Upstairs, you'll find three beautifully presented bedrooms, all offering ample space and decorated in a calm, neutral style. The family bathroom, situated just off the landing, is fitted with a modern three-piece suite.

This home has been lovingly maintained and is a true credit to its current owners.

The rear garden is the crowning jewel of this home, thoughtfully landscaped to an excellent standard. It features artificial grass and patio areas at both the top and bottom of the garden. A charming seating area, complete with a pergola, provides the perfect spot for summer BBQs or relaxing with guests.

To the front, the property benefits from a generous driveway with space for two vehicles.

Don't miss out on this fantastic opportunity - call our team today to a





## Hall

With access to;

## Lounge

With a window to the front elevation and central heating radiators. Including carpeted flooring.

## Kitchen/Diner

This room is complete with a range of matching cabinets with quartz work surfaces over, an inset sink, integrated appliances such as a fridge freezer, dishwasher, and a washer/dryer. Including french doors to rear elevation and space for a dining room table and chairs. Including Moduleo flooring.

## WC

Including a low flush WC and an inset sink. Complete with Moduleo flooring which flows through to the hallway.

## Master Bedroom

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

## Bedroom Two

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

## Bedroom Three

With window to the front elevation.

Including central heating radiator and carpeted flooring.

## Bathroom

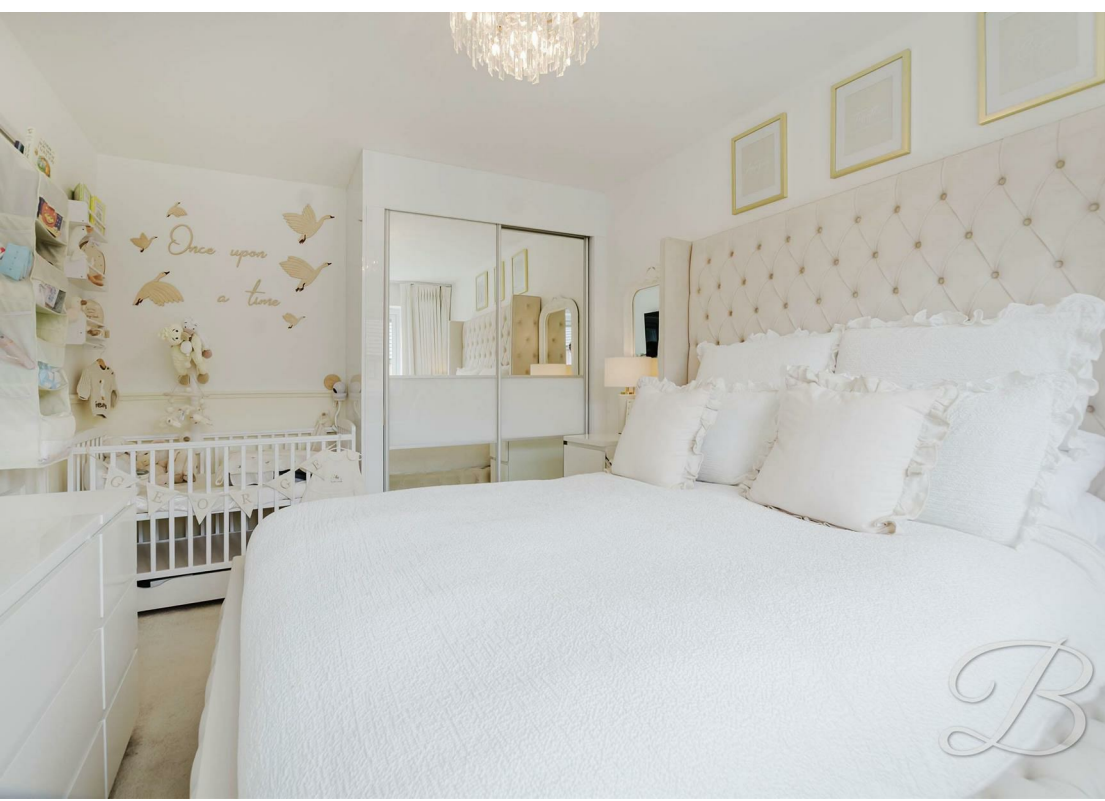
This is complete with a three-piece suite. Including a low flush WC, a bath with shower above and an inset sink. With Moduleo flooring.

## Outside

To the rear of the garden is a patio area at both the top and bottom, with a pergola above. There is also artificial grass, enclosed by fencing. To the front, there is a driveway providing parking for two cars.



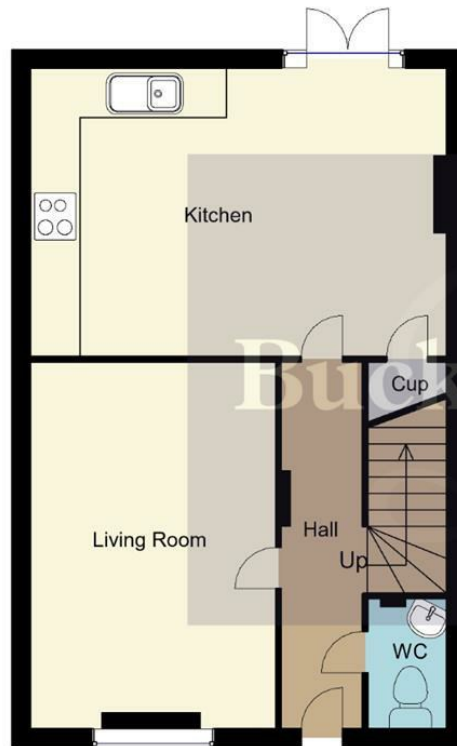




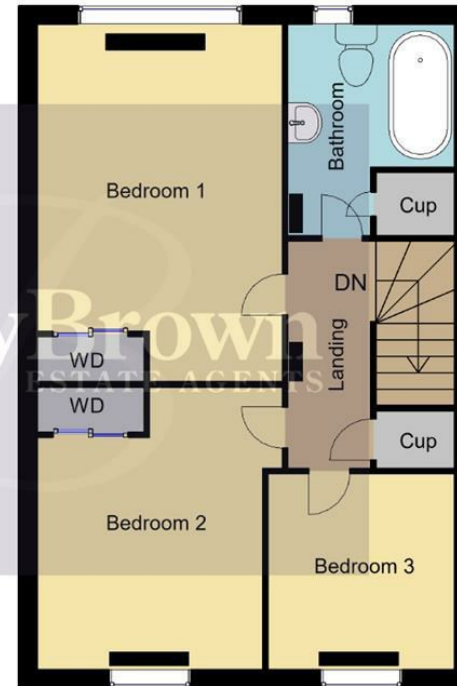




Ground Floor  
46 Sq.m/ 499.34 Sq.ft  
Approx



First Floor  
46 Sq.m/ 490.49 Sq.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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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