



Offers Over £270,000 Freehold

14 HICKS GROVE | | EDWINSTOWE | NG21 9SP

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ESTATE AGENTS

WHERE MODERN LIVING MEETS VILLAGE CHARM!!...

Tucked away in a peaceful corner of the ever-popular village of Edwinstowe, this beautifully presented three-bedroom detached home delivers the perfect blend of modern living, family-friendly design, and a prime location near the historic Sherwood Forest. With woodland walks and local amenities just a short stroll away, this is a home that offers both comfort and lifestyle in equal measure.

Step inside and be welcomed by a bright and stylish living room, complete with contemporary laminate flooring and a large front-facing window that floods the space with natural light. The heart of the home lies in the open-plan kitchen/diner, where a range of shaker-style units and cabinetry are paired with sleek worktops and integrated appliances. There's ample space for a dining table, and French doors open out to the rear garden – perfect for indoor-outdoor entertaining. Completing the ground floor is a handy utility room and a well-appointed WC, offering practicality for busy family life.

Upstairs, the property continues to impress with three well-kept bedrooms, all tastefully decorated to a high standard. The master bedroom benefits from built-in wardrobes and its own private en-suite, while a modern family bathroom serves the remaining bedrooms from the central landing.

Outside, the rear garden is a true haven – featuring a lovingly maintained lawn, a stylish patio area ideal for alfresco dining, and a charming wooden pergola providing shade and character. To the front, the home offers an integral garage and a driveway with parking for two cars, ensuring both convenience and curb appeal.

Whether you're starting a family, stepping up the property ladder, or simply seeking a modern home in a sought-after village, this wonderful property ticks every box.

Don't miss your chance to view – call today to arrange a visit!





Living Room 10'11" x 14'8"

Complete with laminate flooring, central heating radiator and window to front elevation.

Kitchen/Diner 9'7" x 13'11"

Including a modern range of cabinetry, units and work surfaces above. Including integrated appliances and a window/french doors to rear elevation.

Utility

A great storage room for all of your condiments. With window to rear elevation.

WC 3'2" x 5'2"

Including low flush WC and hand wash basin.

Landing

With access to;

Bedroom One 10'3" x 10'9"

Complete with carpeted flooring, central heating radiator and window to front elevation. Including built in wardrobes for ample storage.

Bedroom Two 9'8" x 9'10"

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

Bedroom Three 9'4" x 9'8"

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

Ensuite 5'2" x 6'9"

Including a shower cubicle, hand wash basin and WC. With window to front elevation.



Bathroom 5'6" x 6'3"

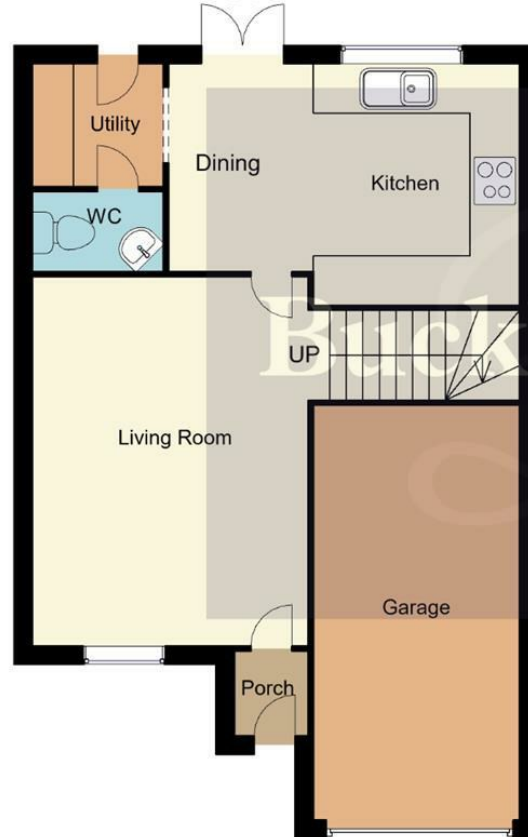
Complete with a three piece suite. Including a bath with shower above, a hand wash basin and low flush WC. With window to side elevation.

Outside

To the rear garden hosts a well maintained garden and a modern patio seating area. There is also a decorative wooden pergola. To the front hosts an integral garage and a driveway offering parking for two cars.



Ground Floor
55 Sq.m/ 590.67 Sq.ft
Approx



First Floor
48 Sq.m/ 521.25 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) A		94
(81-91) B	82	
(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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