



£299,000 Freehold

48 LONGWALL LANE | | EDWINSTOWE | NG21 9SF

BuckleyBrown
ESTATE AGENTS

TURN THE KEY AND START THE STORY!... Situated in the highly sought-after village of Edwinstowe on the desirable Thoresby Vale development, this brand new three-bedroom detached home perfectly blends modern style with village charm. With Sherwood Forest nearby, excellent local amenities, and great road connections, it's an ideal location for families and professionals alike.

Inside, you're greeted by a welcoming lounge leading through to a modern kitchen-diner, complete with a range of integrated appliances and a separate utility room. A ground floor WC adds further convenience.

Upstairs, the property offers three well-proportioned bedrooms, including a master suite featuring a dressing area and en-suite shower room.

Externally, there is a driveway providing off-street parking, a garage, and a fully enclosed rear garden, perfect for relaxing or entertaining outdoors.

This home includes £10,785 worth of extras, such as flooring throughout, an integrated fridge/freezer, dishwasher, turfed garden, and £2,000 towards legal fees. Part Exchange also available.

Just turn the key and start enjoying your new home.





Entrance Hall

With access into the lounge;

Lounge

With a window to the front elevation and stairs rising to the first floor.

Kitchen/Diner

Fitted with a modern range of wall and base units with sink and drainer set into work surface. There are a range of integrated appliances and space for a dining table and chairs. There is also a separate utility room.

Utility Room

Fitted with worktop with space and plumbing for appliances. There is a door that provides access outside.

Ground Floor WC

Fitted with a low level WC and a hand wash basin.

Landing

With access into;

Bedroom One

With a window to the front elevation. There is a dressing area and an en-suite facility,

En-Suite

Fitted with a low level WC, hand wash basin and shower.

Bedroom Two

With a window to the rear elevation.



Bedroom Three

With a window to the rear elevation.

Family Bathroom

Fitted with a low level WC, hand wash basin and a panelled bath.

Outside

There is a driveway providing off-street parking, a garage, and a fully enclosed rear garden, perfect for relaxing or entertaining outdoors.



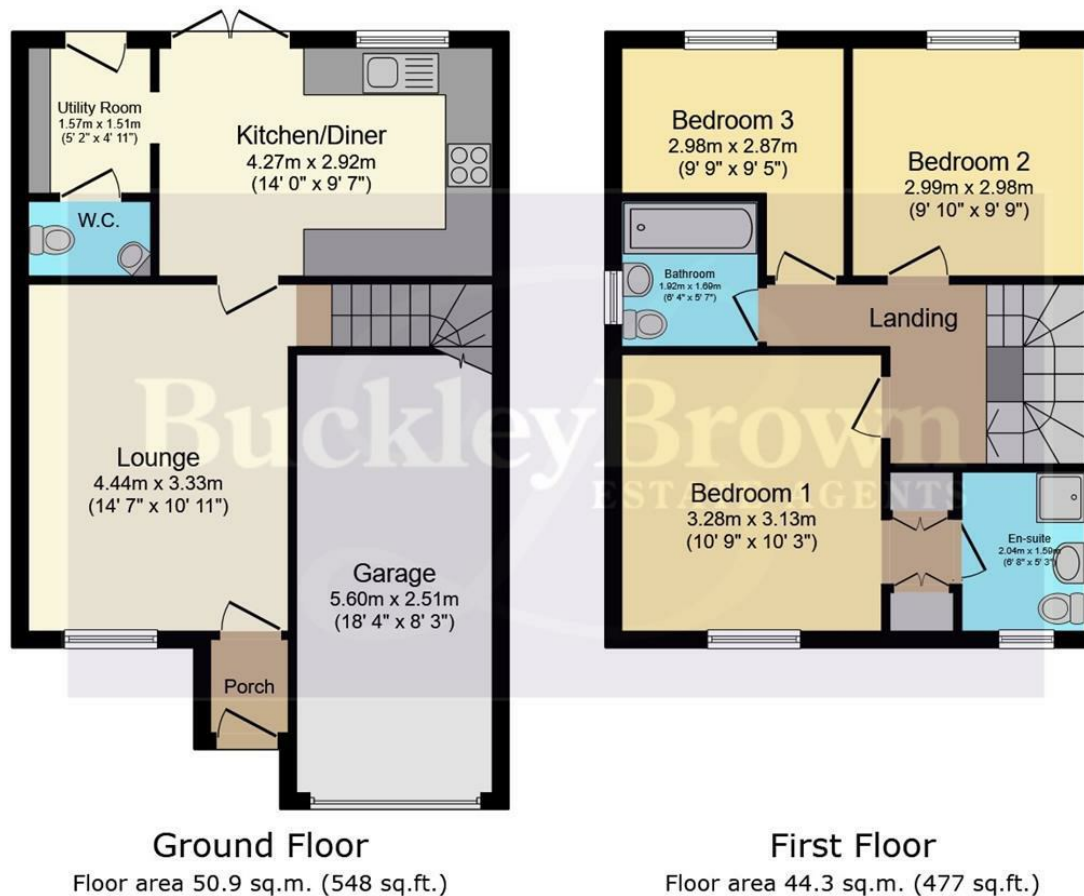
- £10,785 worth of extras included which include flooring throughout, integrated fridge freezer, dishwasher and turf
- Sought after location
- £2,000 towards legal fees
- Great access roads nearby



- Part exchange available*
- Ready to move in

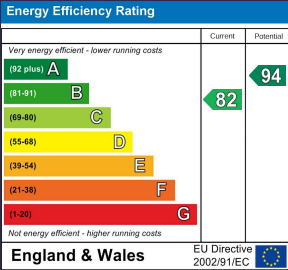






This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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.



PLOT 92 THORESBY VALE
48 LONGWALL LANE
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