



FOREST FOLK DRIVE | BLIDWORTH | NOTTINGHAM | NG21 0US

BuckleyBrown
ESTATE AGENTS

MODERN AND STYLISH!... Welcome to this impressive three-bedroom detached new build which is positioned in the sought-after area of Blidworth. This property has been developed to a high standard to suit modern day living at its finest and would make a fantastic investment for anyone looking for a move-in ready home!

Firstly, let's start with the beautiful kitchen which offers space for a dining room table, including a range of stunning cabinetry with a built-in oven and space for appliances. The French doors allow plenty of natural light to fill the room. Just next door you will find the lovely lounge, this has been decorated neutrally and is a great place to relax and unwind. The ground floor is complete with a convenient WC. Like what you see so far? Let's head upstairs where the magic will continue...

Moving to the first floor, you will gain access to three spacious bedrooms which have been lovingly maintained, including a master bedroom with its very own private ensuite for added luxury. Completing this floor, there is also a fantastic bathroom which is complete with a three-piece suite.

The outside accommodates a well-maintained and private lawn with a modern patio area for alfresco dining. This property is backed onto a charming field with lovely views of the horses. Let's not forget the designated parking for vehicles and a garage which will certainly come in handy. Love what you see? Call now to arrange a viewing.





Hall

With access to;

Living Room 11'3" x 14'7"

With dual aspect windows.

Kitchen 7'6" x 14'3"

Including matching cabinets/units with work surface over and space for appliances. With french doors and window to side elevation.

WC

With window to side elevation.

Landing

With access to;

Bedroom One 8'1" x 14'7"

With window to front elevation.

Bedroom Two 8'1" x 9'7"

With window to front elevation.

Bedroom Three 6'1" x 7'5"

With window to rear elevation.

Bathroom 6'1" x 6'1"

Including a three-piece suite. With window to side elevation.

Shower Room/Ensuite 5'4" x 6'6"

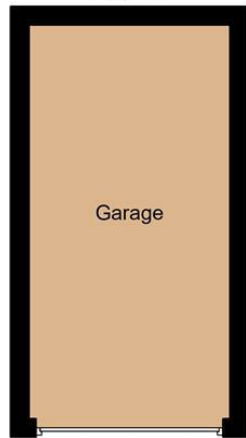
With window to front elevation.

Outside

With a large garden plot to the rear with a well-maintained lawn and patio area. Including a garage, electric charging point and private parking to the front.



Garage
15 sq.mt / 161.45 sq.ft
Approx



Ground Floor
44 sq.mt / 473.61 sq.ft
Approx



First Floor
39 sq.mt / 419.79 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		96
(81-91) B	83	
(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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BuckleyBrown Estate Agents

55 - 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND
23 High Street | Edwinstowe | Nottinghamshire | NG21 9QP
1 Market Place | Bolsover | Chesterfield | S44 6PN
www.buckleybrown.co.uk

t: 01623 633 633
t: 01623 633 633
t: 01246 605121

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