



18 DAVY AVENUE EDWINSTOWE

£1,000 Per

Nestled in the charming village of Edwinstowe, Davy Avenue presents a delightful opportunity to acquire a modern semi-detached house, built in 2022. This new build property boasts a contemporary design and offers a comfortable living space of 307 square feet.



- Three-bedroom semi-detached home • Open-plan • French doors to garden • New Thoresby Vale Development

Entrance hallway

A bright and welcoming entrance hall featuring modern neutral décor and stylish herringbone flooring that flows seamlessly through to the kitchen. The space offers access to the main living areas, including the kitchen, lounge, and staircase leading to the first floor. Clean white walls and contemporary panel doors enhance the sense of light and space, while subtle ceiling lighting adds a warm and inviting ambiance.

Downstairs WC

A convenient and neatly presented downstairs cloakroom, finished in a fresh neutral décor. The space features a modern white suite comprising a close-coupled WC and a sleek pedestal wash basin with chrome fittings. Perfectly located off the hallway for everyday ease.

Kitchen

A beautifully presented modern kitchen finished in a crisp white palette, offering both style and functionality. The shaker-style cabinets are complemented by sleek grey marble-effect worktops and a matching upstand. A large window above the sink floods the space with natural light, while stainless steel appliances—including an integrated oven, electric hob, and extractor hood—add a contemporary touch. Appliances also include dishwasher, and fridge/freezer - both maintained by the Landlord. The herringbone flooring continues from the hallway, tying the spaces together seamlessly and enhancing the overall flow of the home.

Living room / Dining space

A bright and spacious lounge enjoying a modern open-plan layout with ample room for both relaxation and dining. The space is illuminated by large French doors that open directly

onto the rear garden, creating a seamless indoor–outdoor connection and filling the room with natural light. Decorated in neutral tones with soft carpeting throughout, the room provides a warm and inviting atmosphere. There's plenty of space for a large corner sofa and media unit, complemented by contemporary furnishings.

Stairs / Landing space

A bright landing space at the top of the staircase. The walls are painted a soft, neutral cream colour, and the flooring in a light beige carpet, giving the area a warm and inviting feel. The staircase features white wooden balusters with natural wood handrails.

Bedroom 1

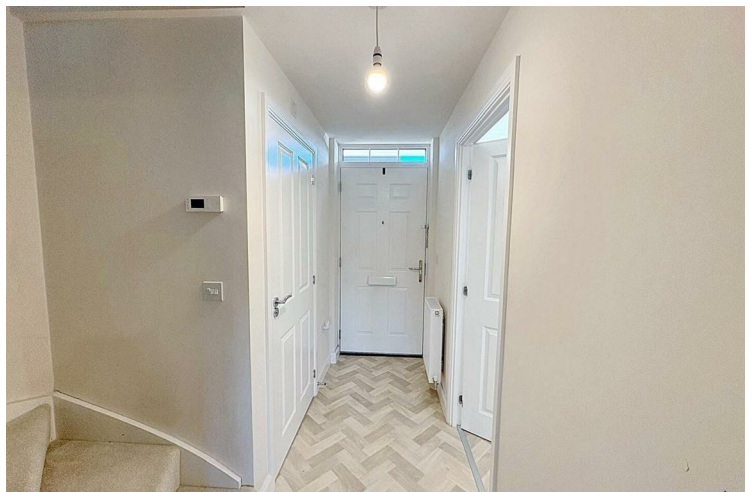
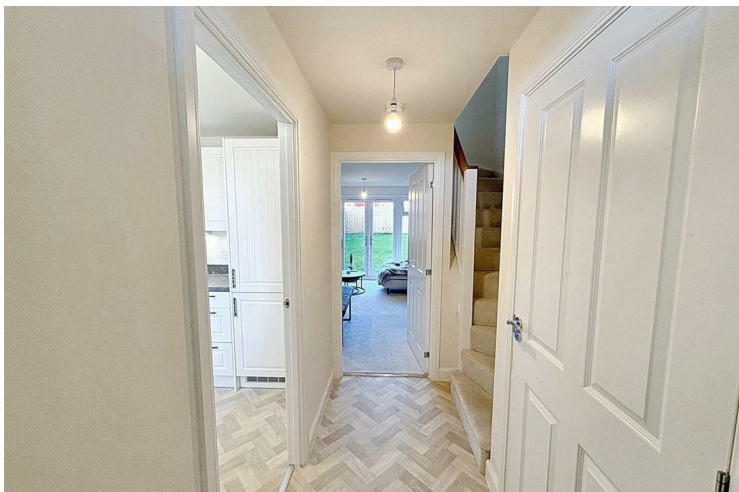
Well presented front facing double bedroom offers a light and airy feel, enhanced by two large windows that fill the space with natural sunlight. The room is tastefully decorated in neutral tones, and grey fitted carpeting. There's space for a chest of drawers, and wardrobe.

Bedroom 2

This bright and well-proportioned rear facing double bedroom offers a stylish and comfortable living space, featuring two large windows that allow plenty of natural light to flood the room. The neutral décor and plush carpeting create a fresh, modern feel throughout.

Bathroom

This stylish, contemporary bathroom offers a sleek and relaxing space finished to a high standard. Featuring a modern white suite with a full-sized bath and overhead thermostatic shower, complemented by a clear glass screen and chrome fixtures. The walls are tiled in soft grey stone-effect tiles, adding a touch



- Modern new build property • Spacious reception room • Ideal for families • Viewing recommended • Virtual tour available

of luxury and durability. Low level wc with soft closing lid, chrome push flush, and white wash hand basin with chrome tap.

Rear garden / external

The property features a large enclosed rear garden, mainly laid to lawn, with side gated access and a small patio area—perfect for outdoor relaxation or entertaining.

To the front, the property benefits from a driveway providing off-road parking for two cars.

Additional information

Council Tax Band = A (Newark & Sherwood) EPC Rating = B.

Costs to move in to this property = Initial holding deposit, equivalent to 1 weeks rent (not a fee and will go towards balance of move in monies if tenancy goes ahead), being £230.00 Tenancy deposit, equivalent to 5 weeks rent, being £1,153.00 First months rent in advance.

Kingswood Residential Investment Management are residential lettings specialists and members of ARLA Propertymark, The Property Ombudsman and Propertymark Client Money Protection Scheme.

Material Information

Electricity supply: mains connection.

-Gas supply: mains connection.

-Water and sewerage status: mains connection.

-Heating and hot water status: Gas central heating

-Broadband and mobile phone coverage: see checker.ofcom.org.uk.

-Flood risk in this location: Surface water = Very Low. River/Sea = Very Low. Flood risk from Groundwater and reservoirs = Unlikely.

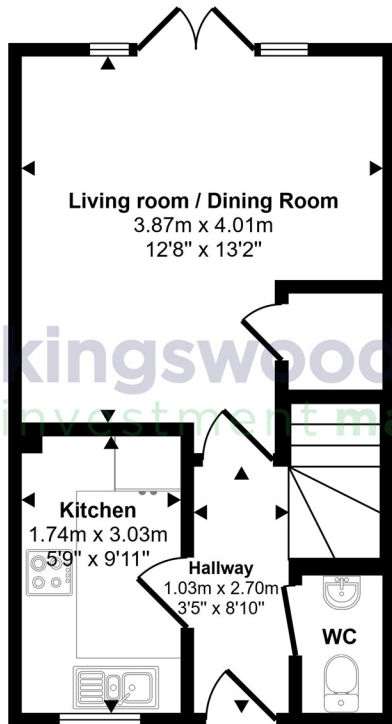
-Coal mining area location: located on a coalmine

-Any planning permission in the area:

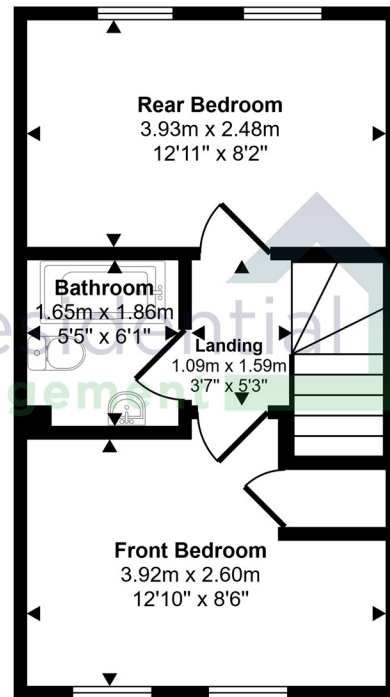
nottinghamcity.gov.uk/information-for-business/planning-and-building-control/planning-applications/



Approx Gross Internal Area
57 sq m / 610 sq ft



Ground Floor
Approx 28 sq m / 303 sq ft



First Floor
Approx 29 sq m / 307 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(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

EPC Rating: B Council Tax Band: A

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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