

TRADITIONAL
VALUES & SERVICE

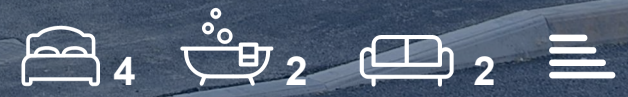
ALASDAIR
MORRISON

FROM AN INDEPENDENT
LOCAL AGENT

AND PARTNERS
Putting you and your property first



5 Old House Gardens
NG21 9PR
£460,000



5 Old House Gardens

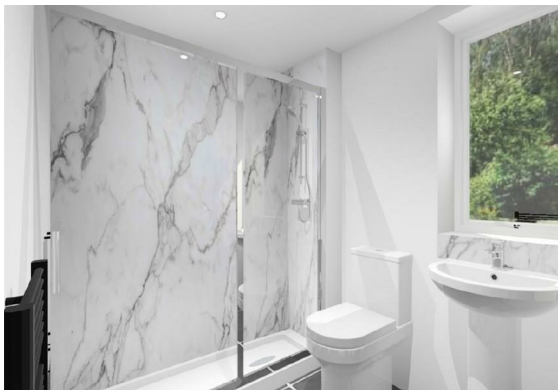
Edwinstowe, NG21 9PR

*** Now Fully Available - Take a look at our 360 Tour ***
Call 01636 813 971 for your viewing appointment.

Situated in a prime location in the heart of Edwinstowe this spacious executive detached home built by ISP developments offers high specification fittings throughout and accommodation which comprises entrance hall, living room, study, open plan kitchen/dining room, utility and cloakroom. First floor, master bedroom with en-suite, three further double bedrooms and bathroom. Outside is a driveway and attached single garage and large garden.

Edwinstowe

Located in the popular village of Edwinstowe in the heart of Sherwood Forest, the village has a variety of facilities and amenities. Edwinstowe is conveniently located close to the A1 and M1 giving commuters and families easy access to Worksop, Mansfield, Newark, Sheffield and Nottingham. Locally the Major Oak is set in beautiful 450-acres of woodland with Sherwood Forest Country Park and National Nature Reserve.



Contractors must verify all dimensions on site before commencing any work or making any shop drawings: no dimensions are to be scaled from the drawing.
 All materials specified on this drawing are to be used strictly in accordance with the manufacturer's recommendations and current codes of practice.

COPYRIGHT
 This drawing and any design thereon is the copyright of Richard Smaewood and VENTURE architectural and must not be reproduced without their written consent.

PLANNING

external surface materials

- concrete brick pavers to driveways, buff coloured
- concrete brick pavers to shared private driveways, grey coloured Plots 32 to 34.
- grey coloured concrete river surfaced paving slabs to pathways and patio areas
- turf
- wild flower seeding (see TEP soft planting scheme)
- adopted pavement
- adopted road
- bin storage position
- 225mm brick wall 1800mm high and with brick on edge coping in facing brickwork to match the dwellings
- 1800mm high verlap close boarded fence with 90 x 80mm tanalised timber posts
- Position of external bollard lights. Low wattage 15W



B 14/11/22 External fencing details revised RS

VENTURE architectural

Richard Smaewood Architectural Services Ltd
 100, High Street, Edwinstowe, Notts NG21 1JF
 Tel: 01509 262222
 www.venture-architectural.co.uk

ISP DEVELOPMENTS LTD.
 PROPOSED 13 NO. DWELLINGS AT
 HIGH STREET
 EDWINSTOWE
 WORKING DRAWING
 SITE LAYOUT

960-06 B RS
 1/200 @ A1 JULY 2022

Public Open Space as original planning approval with the exception of noted items in blue

Length of footpath through public open space to be recessed

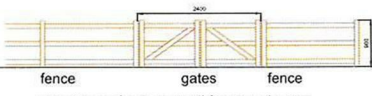
brick on edge coping plain lay casing

225mm brick wall in facing bricks to match main dwellings

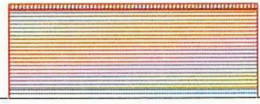
2 courses blue bricks above ground level

90 x 80mm tanalised timber posts

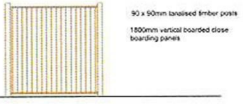
1800mm vertical boarded close boarded panels



fence gates fence
 elevations of post and rail fence and gates

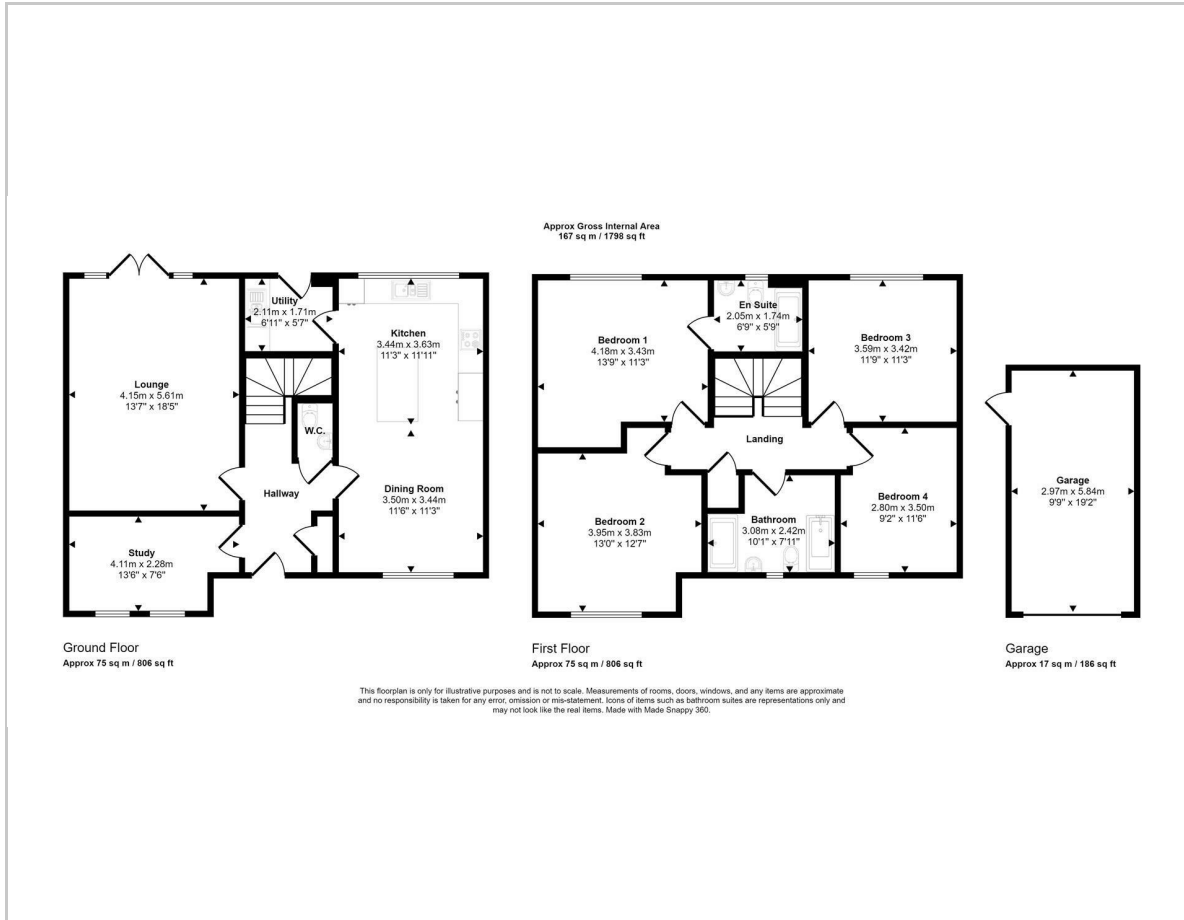


elevations of 1800mm high wall



elevations of 1800mm close boarded fence

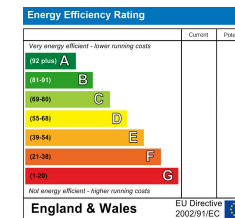
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Alasdair Morrison Southwell Office on 01636 813971 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



22 King Street, Southwell Telephone: 01636 813971 southwell@amorrison.co.uk
 26 Kirkgate, Newark Telephone: 01636 700888 newark@amorrison.co.uk

