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VALUES & SERVICE

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LOCAL AGENT

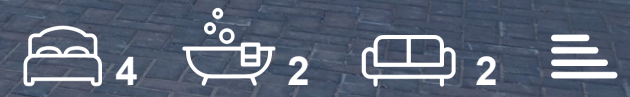
AND PARTNERS

Putting you and your property first



3 Old House Gardens  
Edwinstowe, NG21 9PR

£475,000



### 3 Old House Gardens

Edwinstowe, NG21 9PR

\*\*\* £15,000 INCENTIVE IF RESERVATION MADE BY END OF JUNE 2024 \*\*\*

Situated in a prime location in the heart of Edwinstowe this spacious executive detached home 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 lawn rear garden.

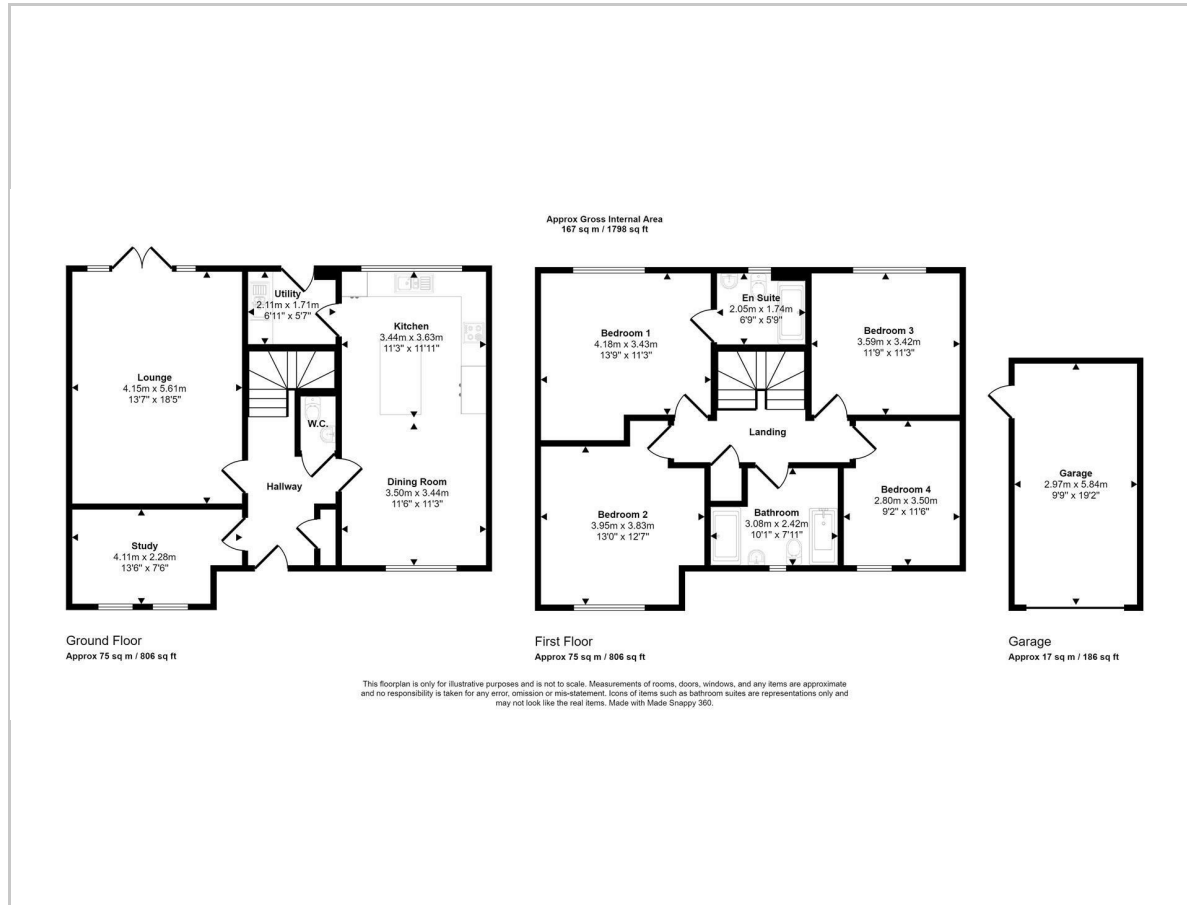
#### Edwinstowe

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.





## Floor Plan



## Area Map

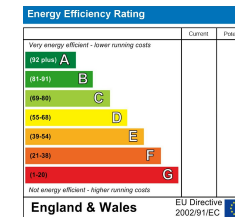


## Viewing

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.

## Energy Efficiency Graph



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

