

TRADITIONAL  
VALUES & SERVICE

ALASDAIR  
MORRISON

FROM AN INDEPENDENT  
LOCAL AGENT

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Putting you and your property first



14 Old House Gardens  
NG21 9PR

£335,000



## 14 Old House Gardens

Edwinstowe, NG21 9PR

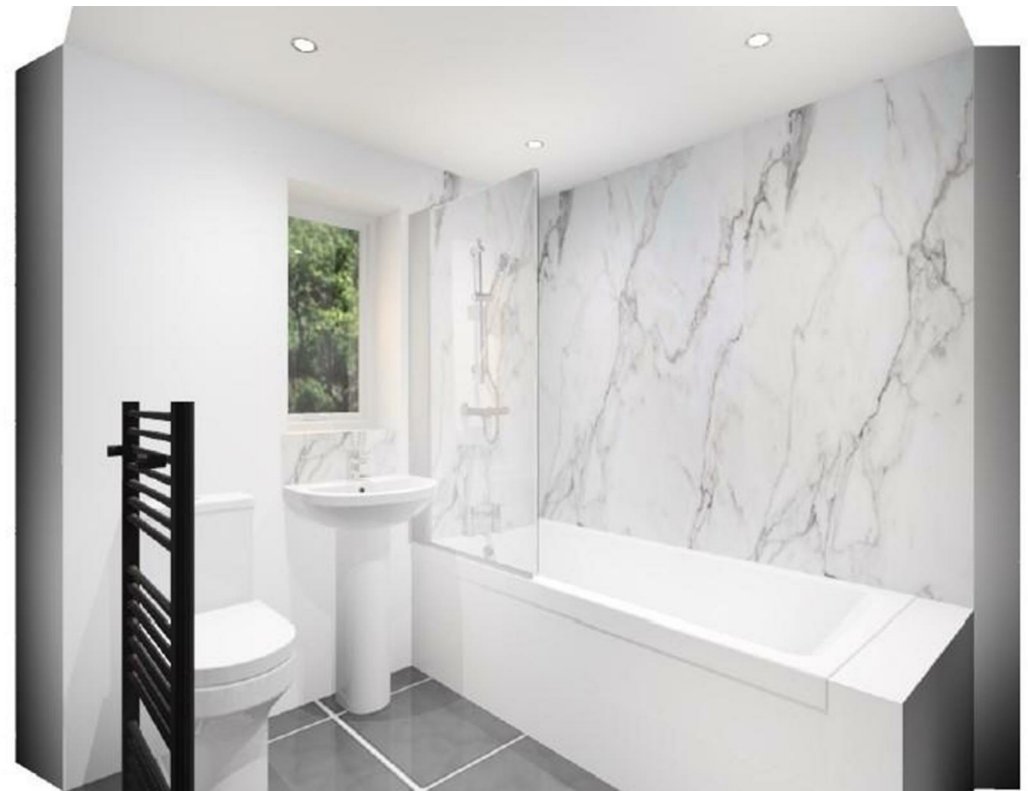
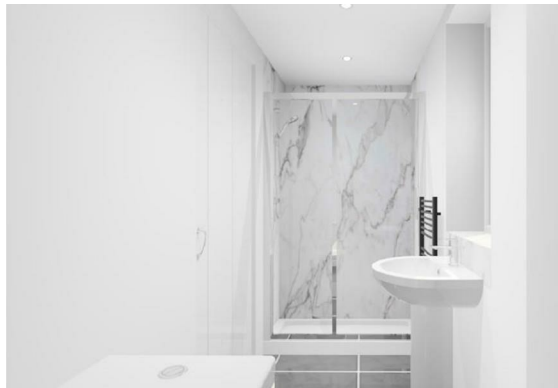
\*\*\* Now Fully Available \*\*\*

Call 01636 813 971 for your viewing appointment.

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

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# 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 riven 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 vertical 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

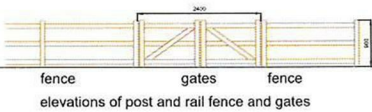
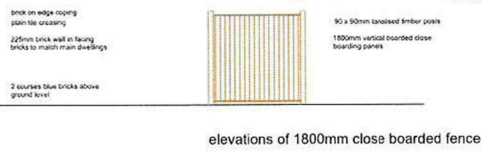
**VENTURE** architectural

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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

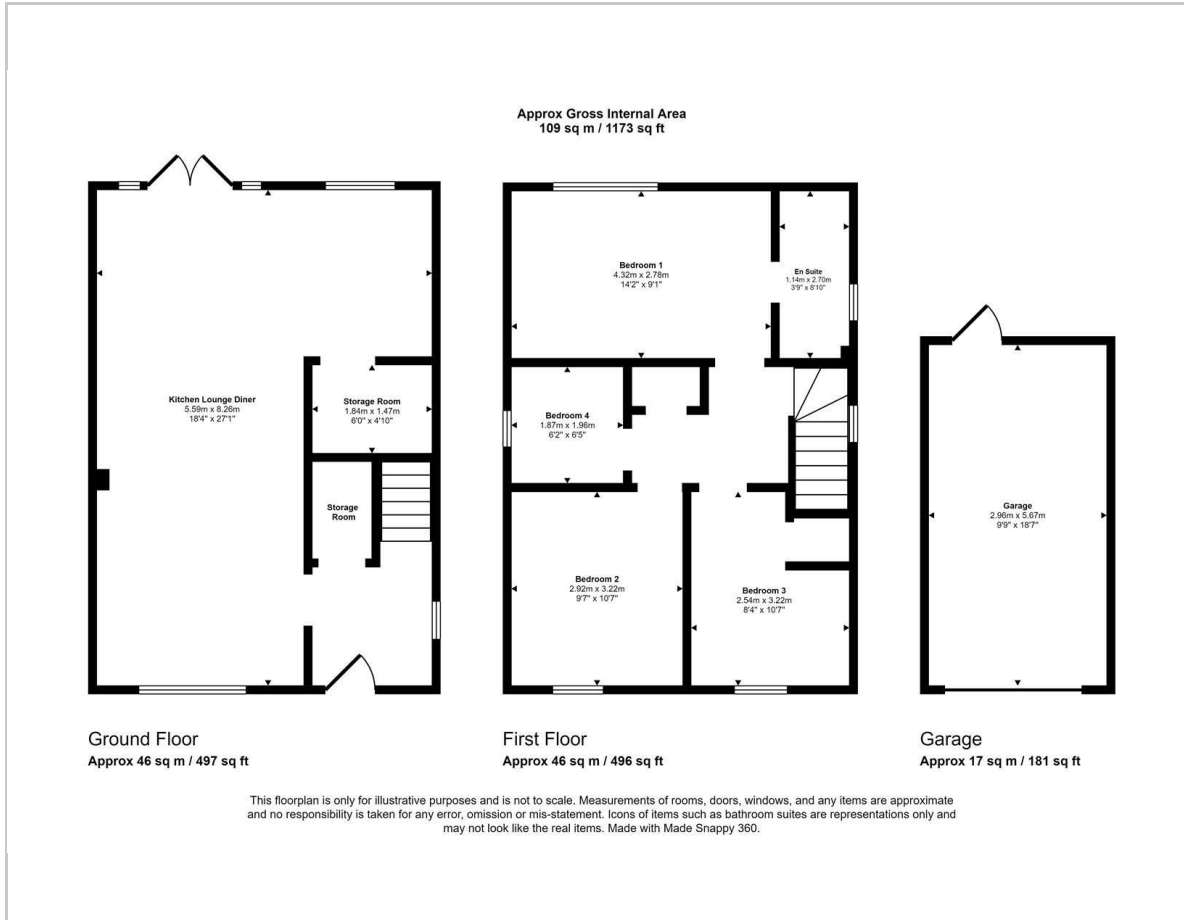


elevations of post and rail fence and gates

elevations of 1800mm high wall

elevations of 1800mm close boarded fence

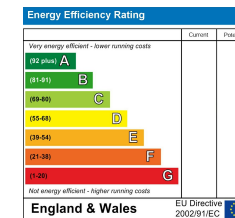
## Floor Plan



## 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.

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