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## 11 Old House Gardens

Edwinstowe, NG21 9PR

£305,000



\*\*\* 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 detached chalet home built by ISP developments with flexible living in mind offers high specification fittings throughout and accommodation which comprises entrance hall, open plan living room/kitchen, bedroom with en-suite. First floor, two double bedrooms and bathroom. Outside is a driveway with single garage and generous gardens.



## Edwinstowe

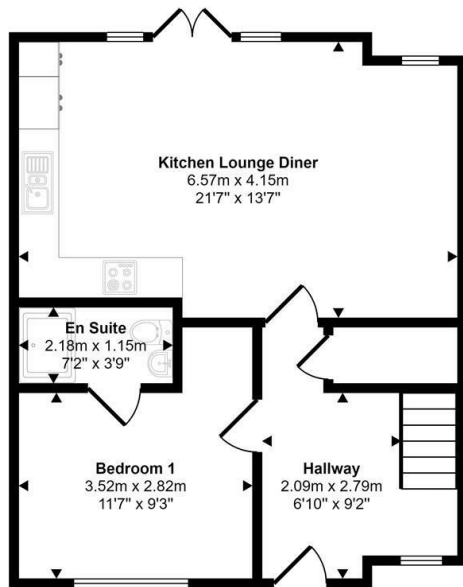
Located in the popular village of Edwinstowe in the heart of Sherwood Forest, the village has a variety of facilities and amenities. Edwinstowe is conveniently located close to the A1 and M1 giving commuters and families easy access to Worksop, Mansfield, Newark, Sheffield and Nottingham. Locally the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

## Area Map

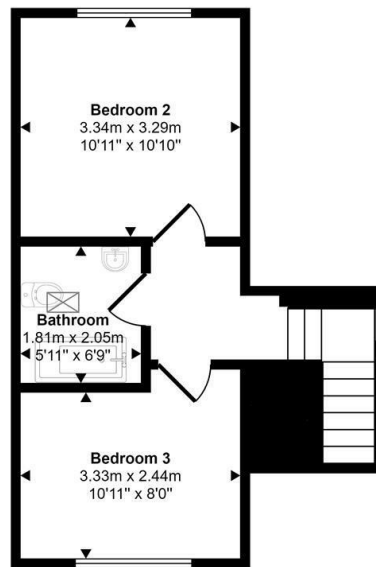


## Floor Plans

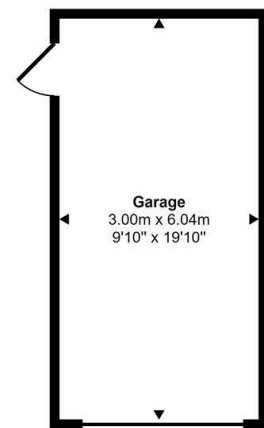
Approx Gross Internal Area  
103 sq m / 1105 sq ft



Ground Floor  
Approx 52 sq m / 563 sq ft



First Floor  
Approx 32 sq m / 347 sq ft



Garage  
Approx 18 sq m / 195 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 Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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