



Manvers Crescent

Edwinstowe



£330,000

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Your dream home awaits you.....





Manvers Crescent





Welcome

Pack your bags and move straight into this wonderful family home and start your New Year in style! Situated in a sought-after residential area of Edwinstowe there has been no expense spared in the modernisation of this property. The welcoming curb appeal sets the president for what's about to come! Bright, airy living accommodation throughout comprising of a 30-foot lounge/ diner complete with a lovely log burner, a great sized kitchen with a fantastic walk-in pantry, three larger than average double bedrooms with the master benefitting from its very own ensuite and a family bathroom fitted with a modern suite. The outdoor space is equally as impressive with off road parking to the front. A low maintenance rear garden with a lawn area and raised patio for enjoying the summer sun!! The current owners have put a lot of careful thought into their renovations, with new uPVC windows and radiators throughout, the addition of the ensuite to the master bedroom, a full renovation on the family bathroom, landscaped gardens, and contemporary decor throughout. This really is the dream home, and we don't think it will be around for long!



Step inside...

Entrance

Enter through the uPVC door into the entrance hall, with laminate flooring, radiator and solid oak doors leading into the kitchen, lounge and stairs off to the first floor.

Lounge/Diner 30' 6" x 12' 7" (9.29m x 3.83m)

The welcoming lounge/ diner is a great size. With carpet flooring throughout, radiator, TV point and dual aspect uPVC windows. There is also a log burner in the lounge area.

Kitchen 12' 5" x 11' 11" (3.78m x 3.63m)

The kitchen is fitted with wall and base units and square edge wood effect worktop with inset stainless steel sink, drainer and mixer tap. Integrated oven and hob with extractor above. Space and plumbing for washing machine and tumble dryer. A solid oak door leads to the pantry and uPVC door to the rear garden.

Pantry 4' 5" x 2' 11" (1.35m x 0.89m)

With fitted shelves with power and a light.

Landing

With carpet flooring, solid oak doors to the three bedrooms and family bathroom. Loft access which is fully boarded and has a loft ladder. A uPVC window to the side aspect.

Master Bedroom 11' 7" x 10' 0" (3.53m x 3.05m)

The master bedroom has carpet flooring, radiator and uPVC window to the rear aspect. A door leads into the ensuite.

Ensuite 6' 7" x 7' 0" (2.01m x 2.14m)

Fitted with a three piece suite comprising large double shower tray with mains fed power shower and glass screen. Low flush WC and hand wash basin set on vanity unit. There is also a store cupboard, part tiled walls and laminate flooring.

Bedroom Two 11' 10" x 11' 0" (3.60m x 3.35m)

With carpet flooring, radiator and uPVC window to the front aspect.

Bedroom Three 12' 0" x 9' 7" (3.65m x 2.92m)

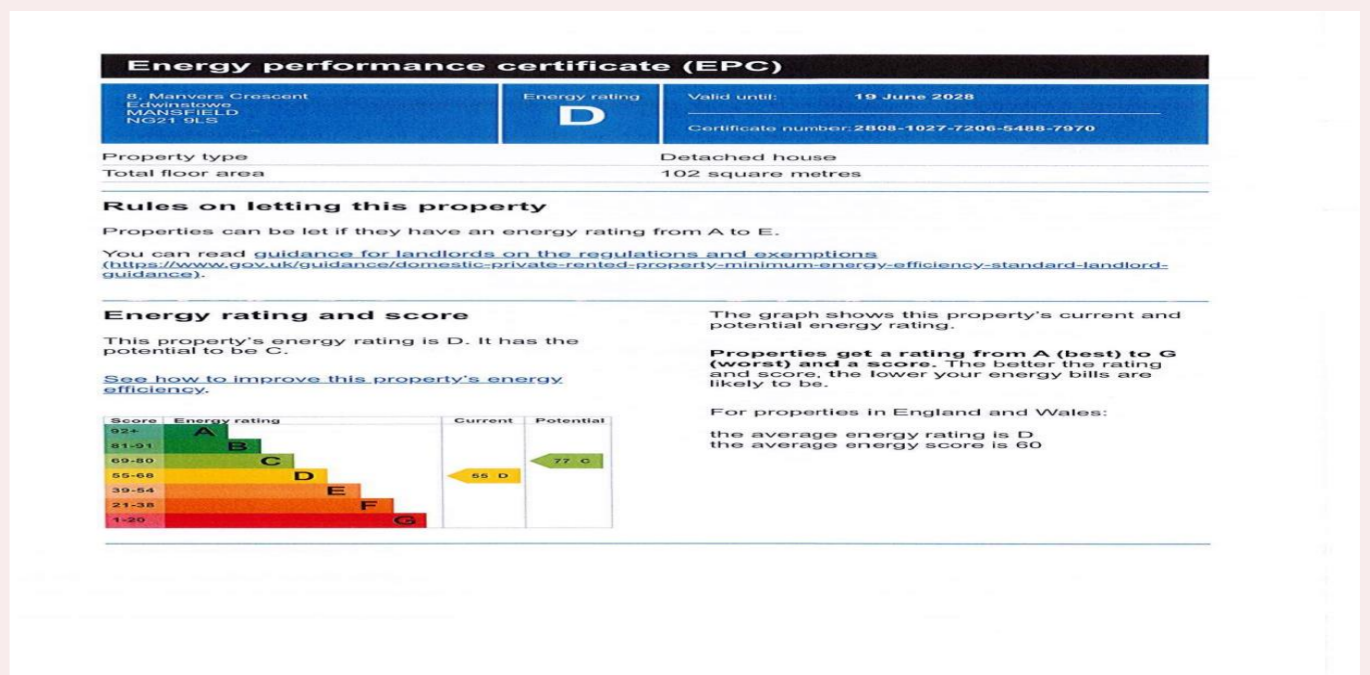
With carpet flooring, radiator and uPVC window to the front aspect.

Bathroom 8' 6" x 6' 0" (2.59m x 1.83m)

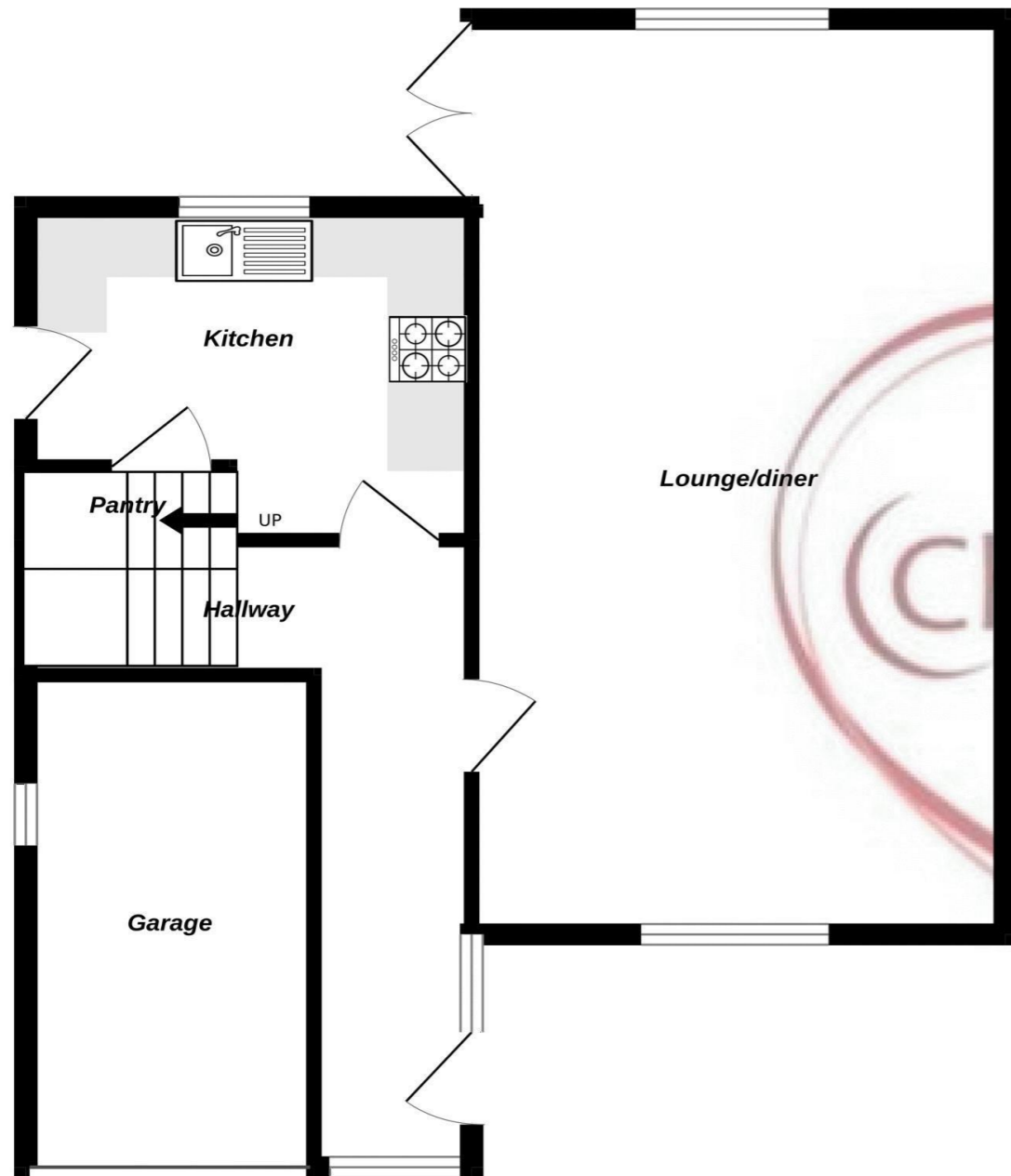
The modern bathroom is fitted with a three piece suite comprising bath with shower attachment and glass screen, low flush WC and hand wash basin. Part tiled walls, laminate flooring and obscure window to the rear aspect.

Outside

Paved driveway with shingle edging leads to the Garage. Area of lawn to the front of the property with shrubs and a small wall to both the right, and left, of the front garden. The rear garden laid to lawn and has a raised patio area for seating and entertaining.



Ground Floor



1st Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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