



*Greenfield Close*

*Edwinstowe*



£230,000

**Chadwells**  
Estate & Letting Agents





*Ready and waiting for you to start  
making memories in your new  
home...*





*Greenfield Close*





# *Welcome*

Come on in and explore this wonderful family home situated in a sought-after residential area within Edwinstowe Village. With the local high-street, Sherwood Forest; home to the famous Major Oak tree and Rufford Abbey all on your doorstep location is everything about this lovely home. Tucked away in a quiet cul-de-sac this lovely home is 'Turn key' ready, having been tastefully decorated throughout! As you first enter the property you will be greeted by the entrance hallway which leads on to the bright and airy lounge which is of a great size and benefits from a handy storage cupboard and feature fireplace. On from there you will find the kitchen/diner which is fitted with a range of solid wood wall and base units and has a lovely specious area for dining overlooking the rear garden. The first floor offers three well proportioned bedrooms with the master benefitting from its very own ensuite and wonderful field views! A modern family bathroom completes the first floor. The outside is just as impressive as the inside, a private driveway allows for ample off-road parking and a fully enclosed rear garden perfect to enjoy long summer days and entertaining friends and family. this property is a must see!!



# Step inside...

## **Entrance Hall**

Enter through the uPVC door into the entrance hall with carpet flooring, radiator, stairs off to the first floor and a door leading into the lounge.

## **Lounge** *15' 0" x 12' 0" (4.57m x 3.65m)*

The lounge has carpet flooring, two radiators, a large uPVC window to the front aspect, a focal fireplace with stone surround and electric insert, under stairs storage cupboard and doors leading to the kitchen/diner and entrance hallway.

## **Kitchen/Diner** *15' 4" x 9' 9" (4.68m x 2.96m)*

The kitchen/diner is fitted with wall and base units, roll top worksurfaces with inset ceramic sink, drainer and mixer tap. Electric oven, hob and extractor fan. Space and plumbing for washing machine, dish washer and under counter fridge. A spacious dining area, wood effect vinyl flooring, radiator and uPVC window and French doors to the rear aspect.

## **Landing**

With carpet flooring, airing cupboard, doors leading to the three bedrooms and family bathroom. Loft access.

## **Master Bedroom** *12' 11" x 8' 8" (3.93m x 2.65m)*

With carpet flooring, radiator, uPVC window to the front aspect, built in wardrobes with over head storage and a door into the ensuite.

## **Ensuite** *6' 11" x 4' 6" (2.11m x 1.37m)*

A walk in shower, low flush WC and hand wash basin set on vanity unit. ladder style radiator, fully tiled walls and flooring.

## **Bedroom Two** *8' 10" x 8' 8" (2.69m x 2.65m)*

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

## **Bedroom Three** *8' 6" x 6' 7" (2.58m x 2.01m)*

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

## **Family Bathroom** *6' 6" x 6' 6" (1.98m x 1.98m)*

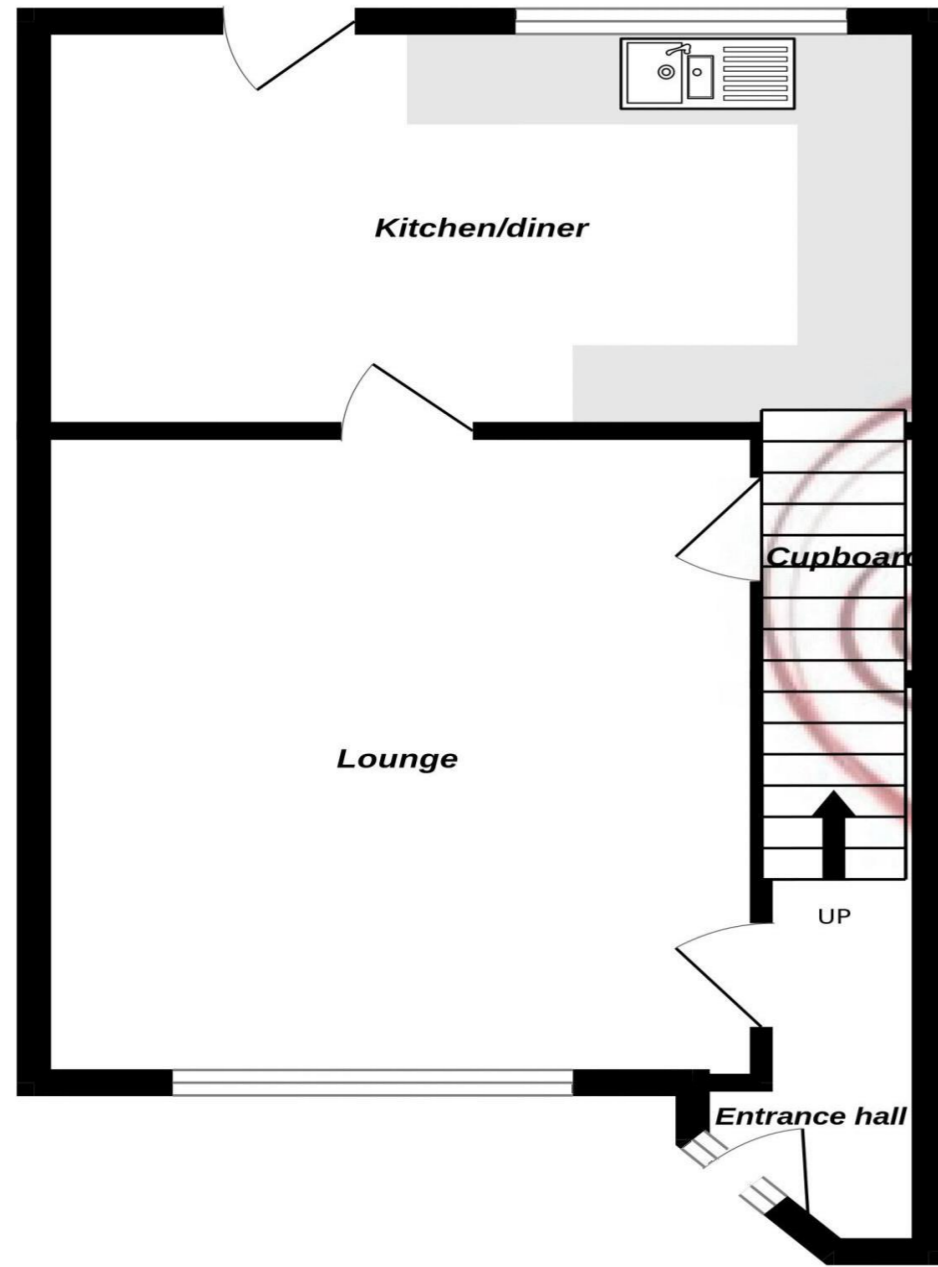
Fitted with a three piece suite comprising bath with over head shower and glass screen, hand wash basin set on vanity storage unit and low flush WC.

Ladder style radiator, obscure window to the rear aspect, fully tiled walls and flooring.

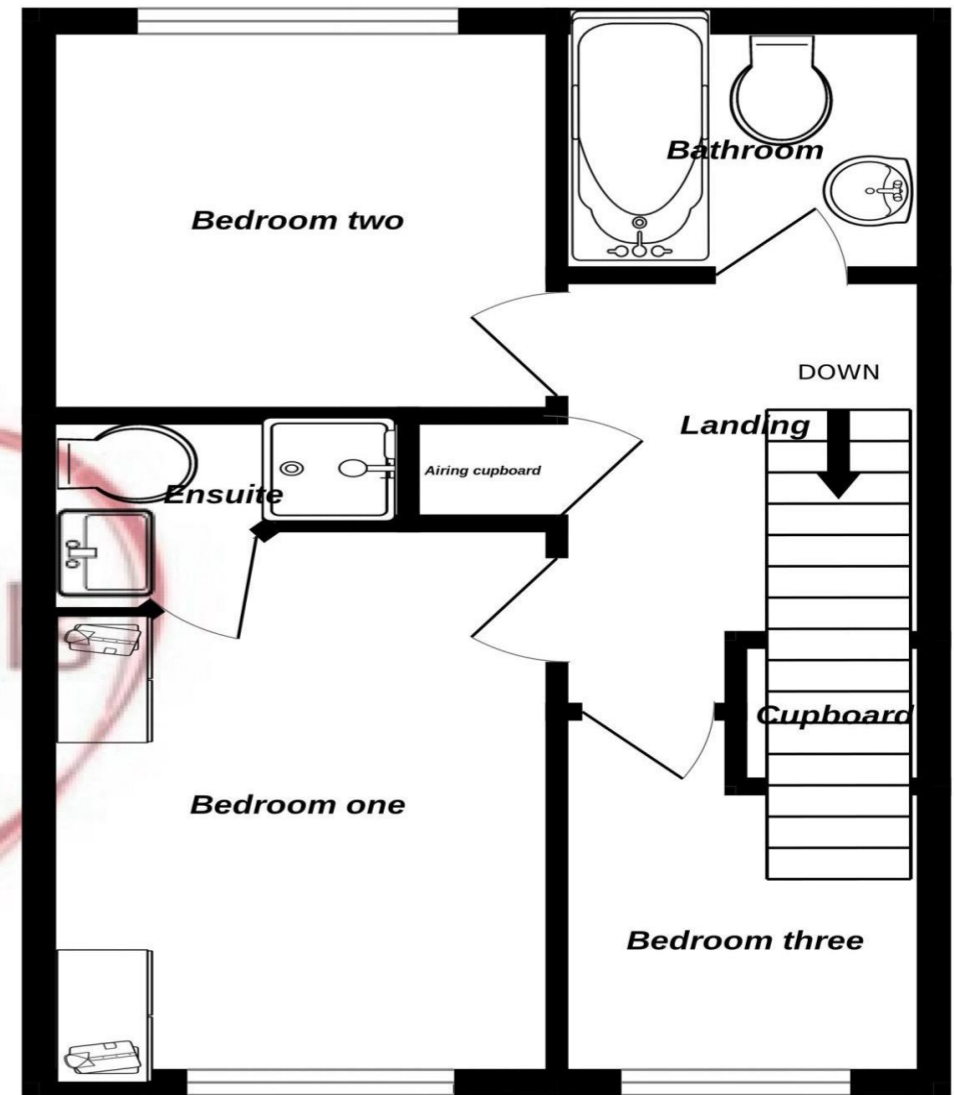
## **Outside**

To the front of the property there is a lawn private driveway with iron gates leading to the rear garden and a lawn area. The private rear garden is fully enclosed and is laid mainly to lawn. there is a patio area for seating and a large wooden shed.

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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