



Pinewood Avenue

Edwinstowe



£215,000

(Chadwells
Estate & Letting Agents





*A wonderful bungalow in the
heart of Edwinstowe Village*





Pinewood Avenue





Welcome

This immaculately presented two bedroom bungalow is situated in the heart of Edwinstowe Village and is ready for the new owner to move straight into! Internally comprising a large, welcoming lounge/diner, fitted kitchen, two bedrooms and recently installed shower room this property makes the perfect forever home. The property boasts wonderful outdoor space with a low maintenance rear garden and large garage with power and lighting. additional benefits include double glazing and gas central heating system throughout. Viewings are an absolute must!



Step inside...

Entrance Hall 5' 1" x 3' 7" (1.55m x 1.09m)

Enter through the uPVC door into the entrance hall with carpet flooring, radiator and door leading into the lounge/diner.

Lounge/Diner 18' 6" x 15' 7" (5.65m x 4.76m)

The lounge/diner has carpet flooring, two radiators, TV point, door leading to inner hallway and a bay window to the front aspect.

Inner Hallway

With carpet flooring, radiator, doors leading to the kitchen, shower room, two bedrooms and airing cupboards housing boiler. Loft access.

Kitchen 9' 11" x 8' 4" (3.03m x 2.54m)

Fitted with wall and base units, roll top worksurfaces' with inset stainless steel sink, drainer and mixer tap. Under counter fridge, free standing electric oven with gas hob, extractor fan and washing machine. Tiled splash backs, wood effect vinyl flooring, uPVC window and door to the side aspect.

Bedroom One 11' 0" x 8' 10" (3.36m x 2.70m)

Complete with fitted wardrobes, carpet flooring, radiator and uPVC window to the rear aspect.

Bedroom Two 10' 2" x 8' 1" (3.11m x 2.46m)

With carpet flooring, radiator and French doors leading into the rear garden.

Shower Room 6' 3" x 6' 2" (1.91m x 1.89m)

The shower room is fitted with a modern suite comprising a large low level walk in mains fed shower with glass screen, low flush WC and hand wash basin set on a vanity storage unit. Wood effect vinyl flooring, marble effect aquaboard walls and ladder radiator. UPVC obscure window to the rear aspect.

Outside

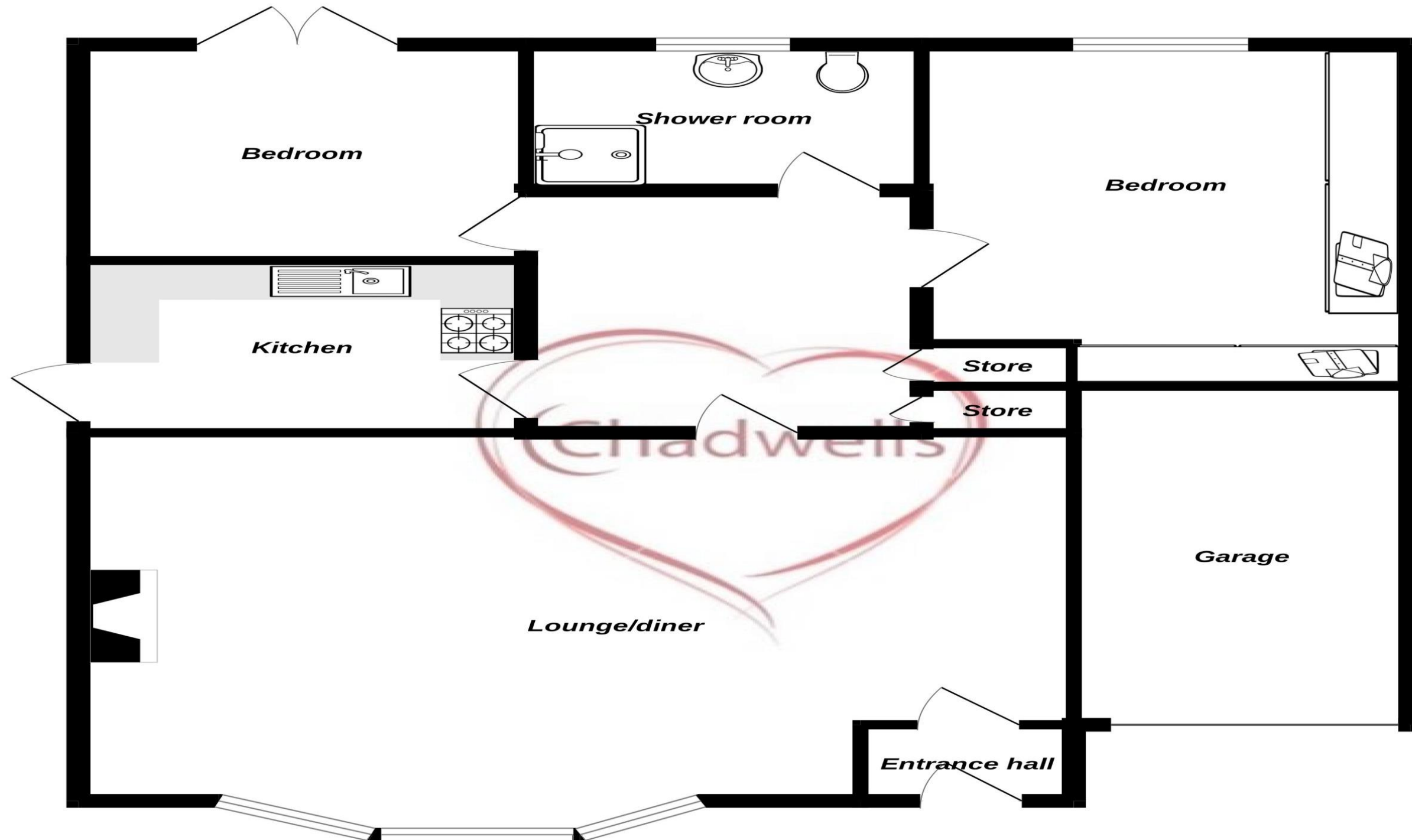
The front is laid to lawn and has a private driveway that leads to the garage. there is access down both sides of the property to the rear garden. The rear garden is laid mainly to lawn. There is a blocked paved area for seating and path that leads to the wooden storage shed.

Garage 17' 0" x 8' 3" (5.18m x 2.52m)

The garage has an electric up and over door.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Ground 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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