



Mellors Road

Edwinstowe



£385,000

(Chadwells
Estate & Letting Agents



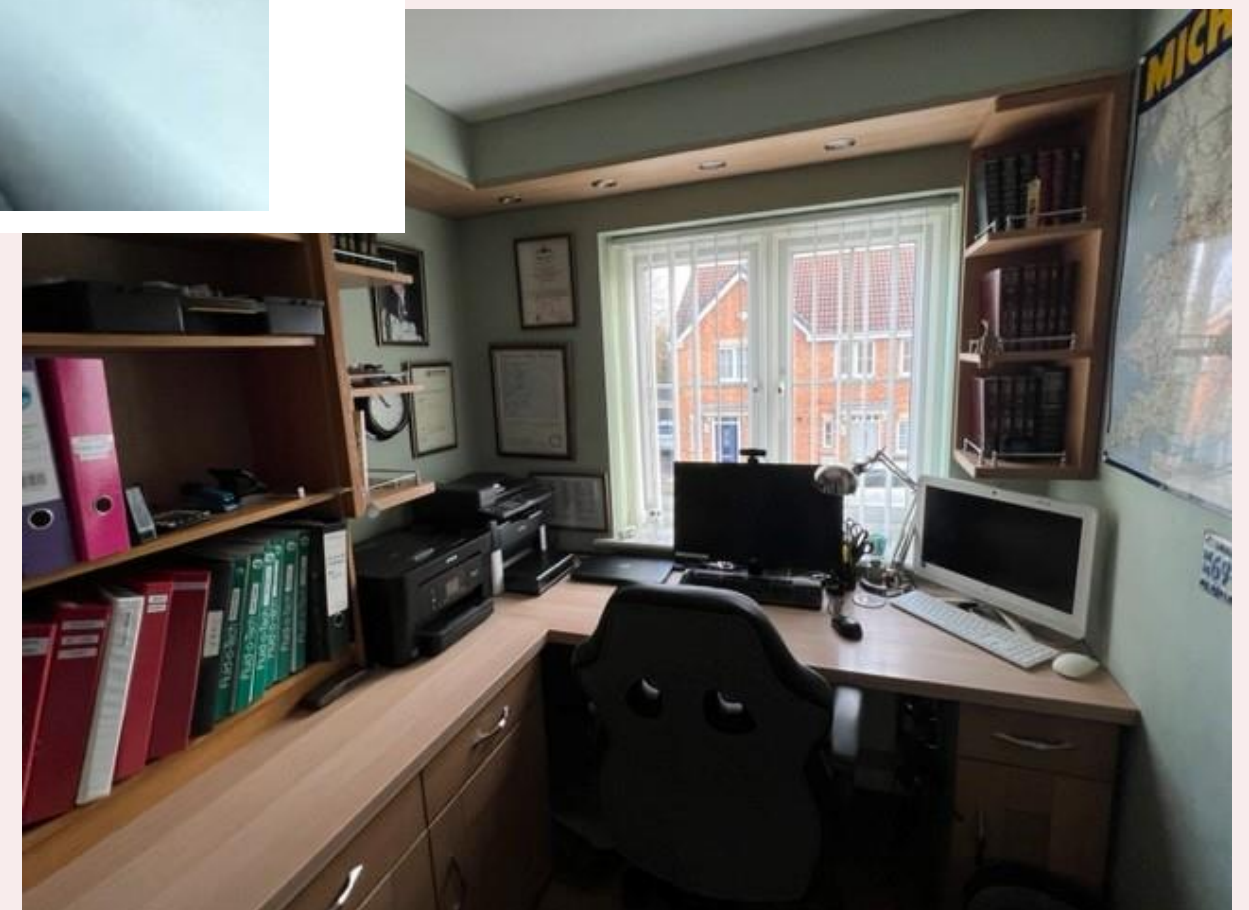


*Superb executive five bedroom
detached house in a popular village
location.....*





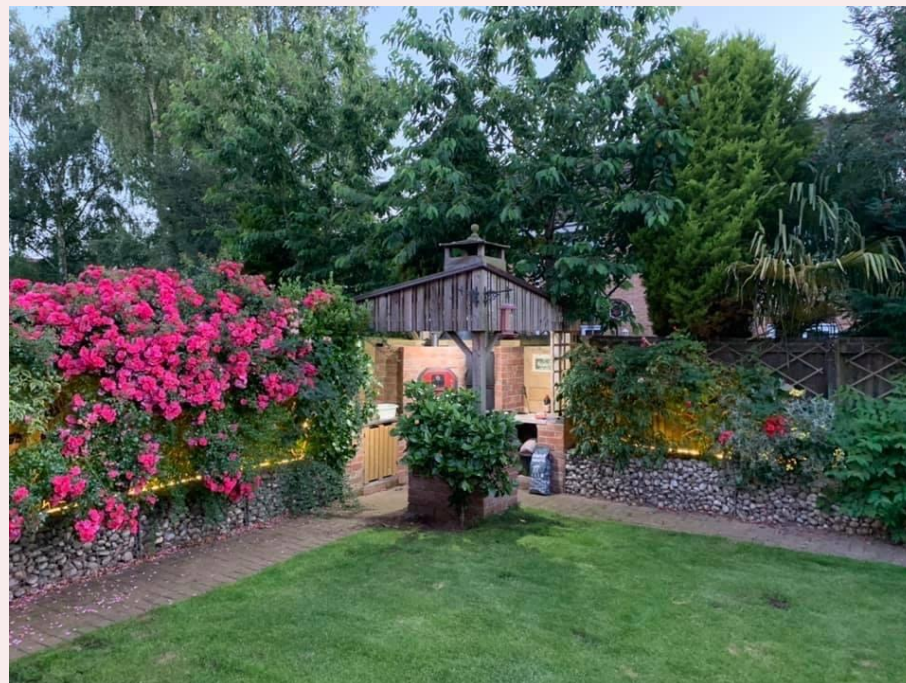
Mellors Road





Welcome

Prepare to be impressed with this wonderful property! Situated in an enviable location in the heart of Edwinstowe Village, this property makes an ideal forever home for young families. With spacious accommodation throughout and no expense spared with the renovations and adaptations it really is one of a kind. Briefly comprising lounge, dining room, kitchen and additional living space in the Sunroom. Four large double bedrooms and a five bedroom/fitted office. Two-bedroom benefit from ensuite shower rooms and there is a family bathroom. Externally the front offer space for off road parking and garage access. The rear garden is low maintenance and the ideal space for entertaining. With its outdoors kitchen area complete with a sink and a decked, fully covered veranda with glass bannister. The property also benefits from being situated on the edge of a park and open farmland with immediate access to footpaths and bridleways through Sherwood Forest. Viewings are an absolute must!



Step inside...

Entrance Hall 21' 0" x 6' 4" (6.39m x 1.92m)

Enter through the composite door into the entrance hall with tiled flooring, doors leading to the cloakroom and kitchen. Stairs off to the first floor, built in understairs storage solution, an opening leading into the lounge and a radiator.

Lounge 20' 11" x 10' 11" (6.37m x 3.33m)

The large lounge has carpet flooring, a feature brick fireplace with log burner effect fire, TV point, radiator, uPVC window to the front and an opening into the dining room.

Dining Room 10' 11" x 9' 3" (3.33m x 2.81m)

With carpet flooring, radiator, uPVC French doors to the rear garden and a feature gin storage wall.

Kitchen 17' 1" x 12' 1" (5.20m x 3.69m)

The kitchen is fitted with wall and base units, roll top worksurfaces' with inset stainless steel sink, drainer and mixer tap. Integrated electric oven, gas hob with extractor above and freestanding dishwasher. Space for freestanding fridge/freezer, additional storage cupboards and worksurface space. An opening into the sunroom and door leading into the utility room. Two radiators and a uPVC window to the rear aspect.

Sunroom 11' 8" x 9' 3" (3.55m x 2.81m)

The sunroom has laminated flooring, uPVC floor to ceiling window and french doors to the side aspect.

Cloakroom 2' 9" x 6' 6" (0.83m x 1.98m)

The cloak room has low flush WC and hand wash basin set on vanity storage unit.

Landing

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

Master Bedroom 12' 2" x 11' 0" (3.71m x 3.35m)

The master bedroom has carpet flooring, built in wardrobes, TV point, radiator and uPVC window to the front aspect. A door leads into the ensuite shower room.

Master Ensuite 7' 0" x 5' 6" (2.14m x 1.67m)

With walk in, mains fed shower and glass screen. Low flush WC and hand wash basin. Tiled effect vinyl flooring, obscure window to the side aspect and radiator.

Bedroom Two 10' 8" x 11' 7" (3.24m x 3.52m)

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

Ensuite 6' 9" x 5' 8" (2.06m x 1.72m)

With a walk in corner shower, low flush WC and hand wash basin. Tiled effect vinyl flooring and radiator.

Bedroom Three 16' 5" x 8' 9" (5.01m x 2.66m)

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

Bedroom Four 11' 10" x 8' 8" (3.60m x 2.63m)

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

Bedroom Five 9' 0" x 6' 7" (2.74m x 2.01m)

With solid oak flooring, fully fitted with office storage, radiator and uPVC window to the front aspect.

Family Bathroom 7' 3" x 6' 1" (2.21m x 1.86m)

Fitted with a three piece suite comprising bath with overhead shower and glass screen, low flush WC and hand wash basin. Wood effect vinyl flooring, built in storage cupboard, radiator and obscure uPVC window to the rear aspect.

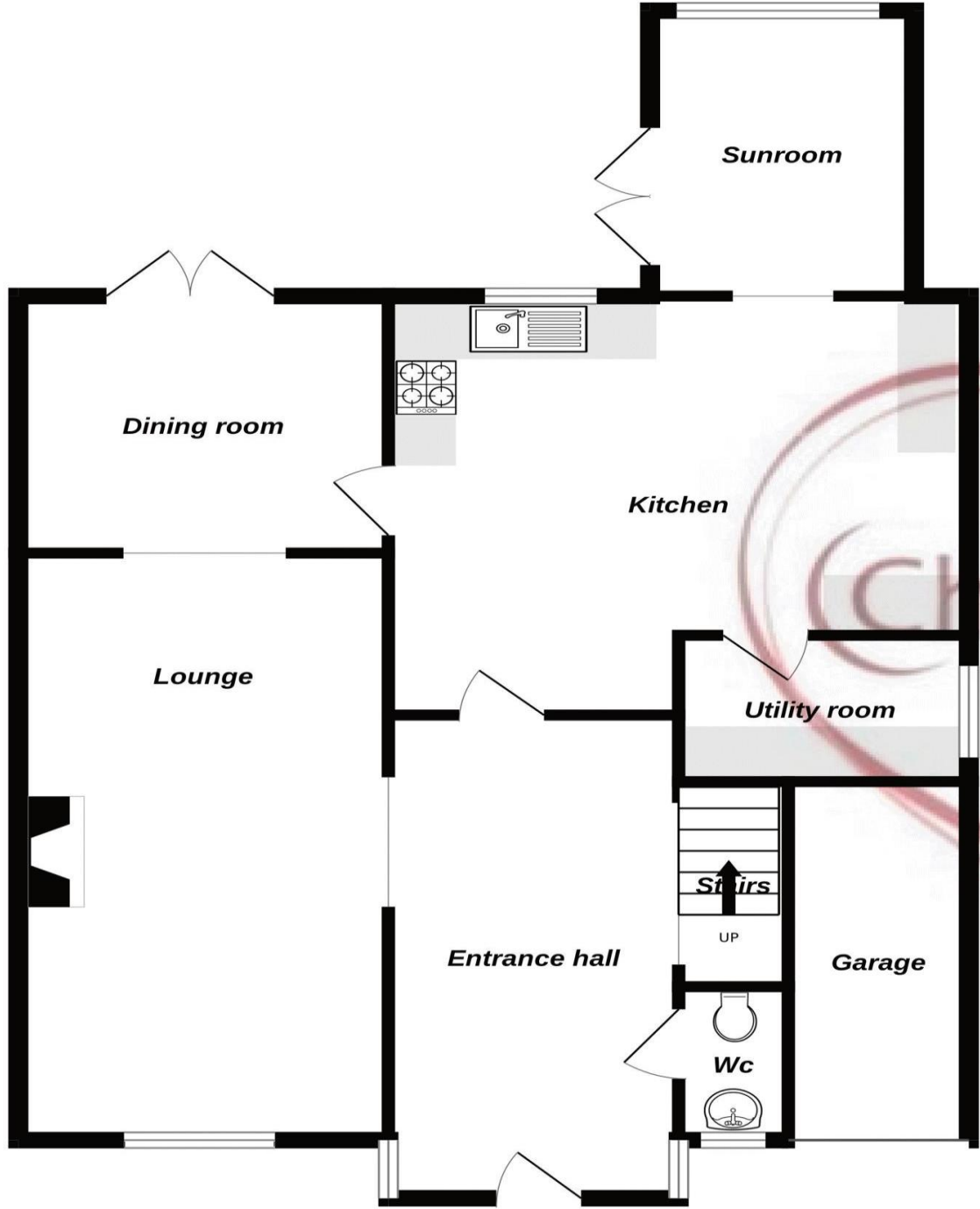
Outside

The front of the property is laid to block paving and has space for off road parking. Access via the electric roller door to the garage which has power and lighting.

The rear garden is the perfect space to entertain. With a large covered decked veranda with glass bannister, built in seating and outdoor lighting. An outdoor kitchen area complete with sink and storage shed with power and lighting. Artificial lawn, mature shrubs, flowers and trees.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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