



Old Station Yard

Edwinstowe



£350,000

(Chadwells
Estate & Letting Agents





*Spacious four bedroom property
situated in a sought after village
location...*





Old Station Yard





Welcome

Situated in a quiet residential area of Edwinstowe Village, this four-bedroom detached property offers everything you could wish for to make the perfect family home! Spacious living accommodation throughout, the ground floor comprises a fully fitted kitchen with separate utility room, larger than average lounge, dining room and handy cloakroom. The first floor offers four fantastically sized bedroom, with the master bedroom benefiting from its very own ensuite shower room and a family bathroom. Externally the property has a good sized, private rear garden, off road parking to the front and an integral garage. Viewings are essential to appreciate what this property has to offer.



Step inside...

Entrance Hall

Enter through the composite door into the entrance hall with doors leading to the lounge, dining room, kitchen, cloakroom and garage. Radiator, stairs off to the first floor and carpet flooring.

Kitchen *11' 3" x 11' 2" (3.43m x 3.40m)*

Fitted with wall and base units, square edge work surfaces with inset sink, drainer and mixer tap, integrated appliances including dishwasher, fridge/freezer, double oven and gas hob with extractor above. Tiled splash backs, tiled flooring, radiator, uPVC window to the rear garden and a door leading into the utility room.

Utility Room *7' 2" x 5' 6" (2.18m x 1.68m)*

The utility room is fitted with base units, square edged worksurfaces, a circular stainless steel sink and has space and plumbing for the washing machine. A uPVC door gives side access to the property.

Dining Room *9' 5" x 10' 0" (2.87m x 3.05m)*

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

Lounge *13' 4" x 15' 11" (4.06m x 4.85m)*

With carpet flooring, two radiators, uPVC french doors to the rear garden and a focal fireplace with gas insert.

Landing

With access to the four bedrooms, family bathroom and airing cupboard. Carpet flooring, radiator and loft access.

Master Suite *11' 9" x 12' 0" (3.58m x 3.65m)*

The master bedroom is complete with built in wardrobes, carpet flooring, radiator, uPVC window to the rear and a door leading to the ensuite shower room.

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

Fitted with a three piece suite comprising walk in shower, hand wash basin and low flush WC. Fully tiled walls and flooring, radiator and an obscure window to the side aspect.

Bedroom Two *13' 5" x 11' 2" (4.09m x 3.40m)*

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

Bedroom Three *13' 9" x 10' 8" (4.19m x 3.25m)*

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

Bedroom Four *10' 1" x 9' 2" (3.07m x 2.79m)*

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

Family Bathroom *6' 9" x 6' 6" (2.06m x 1.98m)*

Fitted with a three piece suite comprising bath with overhead shower, hand wash basin and low flush WC. Fully tiled walls and flooring, radiator and obscure window to the front aspect.

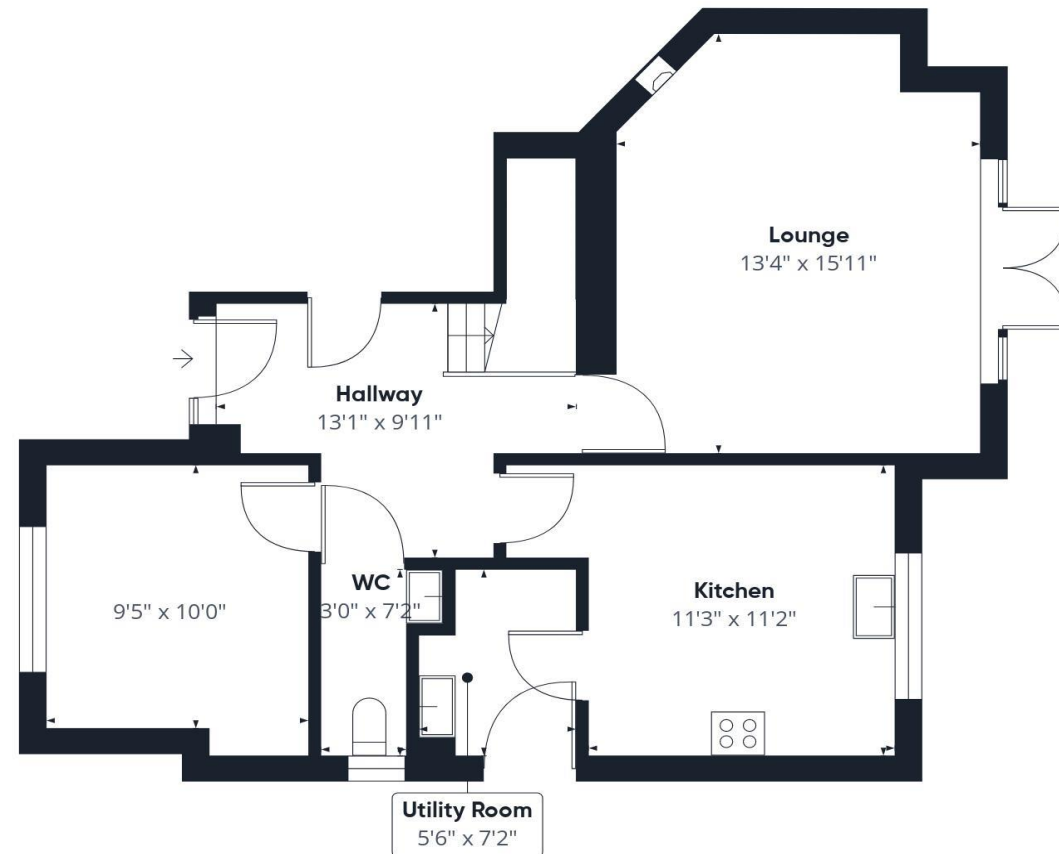
Integral Garage

With power and lighting.

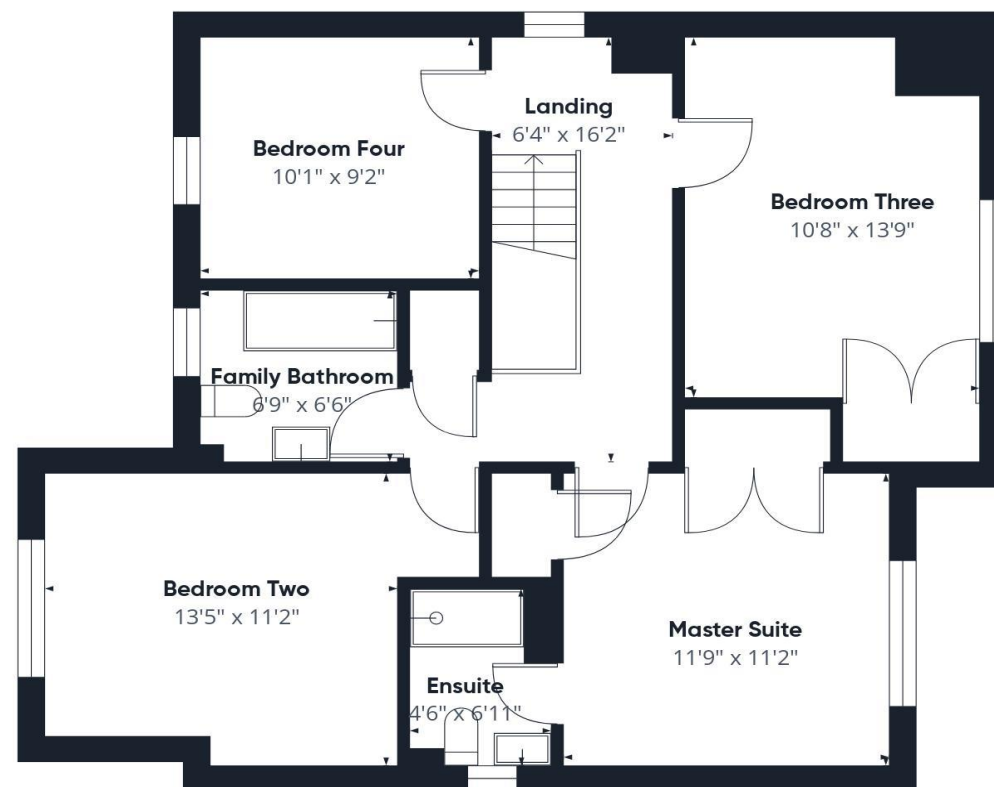
Outisde

The front of the property has a private driveway laid to block paving and two small lawned areas.

A side gate gives access to the rear garden that is laid to lawn and has a small patio area.



Floor 0



Floor 1

Approximate total area⁽¹⁾
1350 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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