



22 Rufford Road, Edwinstowe NG21 9HY

£400,000

An exceptionally spacious, individually designed, executive style home, pleasantly situated in a non-estate setting in this popular village. Viewing essential.

- **GENEROUS LOUNGE**
- **CONSERVATORY**
- **DINING ROOM PLUS STUDY**
- **KEENLY PRICED**

DESCRIPTION AND SITUATION

The sale of this extremely spacious, individually designed, executive style home will be of immediate interest to the family looking for a property that provides plenty of living space complemented by four double bedrooms.

The property is accessed from Rufford Road by means of a deep driveway and stands on a secluded plot enjoying a good degree of natural privacy.

The property would benefit from some cosmetic improvement as has been adequately reflected in the competitive asking price when due consideration is given to the value that homes of this calibre command once improved.

Edwinstowe is a popular, North Nottinghamshire village with various shops catering for everyday needs arranged around the High Street. The village is surrounded by the attractive North Nottinghamshire Countryside and gains good vehicular access into the neighbouring township of Ollerton as well as Mansfield plus the main road networks leading to the City of Nottingham and the A1.

The property is now vacant. As such, early possession is readily available since there will be no "chain" forming above. We have no hesitation in recommending an internal inspection to fully appreciate the size of this particular home.

ACCOMMODATION

The main accommodation with approximate room sizes may be more fully described as follows:

IMPOSING RECEPTION HALL 19'6" x 9'3" (5.96m x 2.82m)

With bespoke oak staircase leading to the first floor accommodation.



LOUNGE 13'7" x 22'5" (4.16m x 6.84m)

Living flame gas fire set within a decorative surround. Double glazed windows to two elevations. Two central heating radiators. French doors giving access to

**CONSERVATORY 10'1" x 10'11" (3.08m x 3.34m)**

With double glazed windows and central heating radiator making it suitable for use all year round.

**DINING ROOM 14'7" x 11'9" (4.45m x 3.6m)**

With living flame gas fire set within a decorative surround.

**STUDY 8'7" x 11'8" (2.64m x 3.58m)**

With double glazed windows to two elevations and central heating radiator.

DINING KITCHEN 19'1" x 12'0" (max/overall) (5.84m x 3.67m (max/overall))

Equipped with stainless steel single drainer sink unit, various base and wall mounted storage cupboards, ample space for a breakfast table plus central heating radiator.



REAR ENTRANCE VESTIBULE/UTILITY ROOM 6'0" x 12'2" (1.84m x 3.73m)

Equipped with stainless steel single drainer sink unit, base and wall mounted storage cupboards, cupboard containing the gas boiler plus central heating radiator.



SHOWER ROOM/WC 10'0" x 7'9" (3.06m x 2.37m)

Equipped with a shower cubicle with electric shower, wash hand basin, WC and central heating radiator.



FIRST FLOOR:

LANDING

With in-built airing cupboard plus further in-built storage cupboard.

BEDROOM 13'6" x 12'6" (4.14m x 3.83m)

Equipped with a range of fitted wardrobes, double glazed dormer window and central heating radiator.



EN-SUITE BATHROOM/WC 13'5" x 7'8" (4.11m x 2.36m)

A large en-suite bathroom equipped with a bath, separate shower, wash hand basin and WC.



BEDROOM 13'4" x 10'11" (4.08m x 3.34m)

With double glazed window and central heating radiator.



BEDROOM 18'6" x 11'0" (5.65m x 3.37m)

With a range of fitted wardrobes, double glazed window and central heating radiator.



BEDROOM 18'3" x 11'8" (5.57m x 3.58m)

With double glazed window and central heating radiator.



FAMILY BATHROOM/WC 8'11" x 5'8" (2.74m x 1.75m)

Equipped with a modern suite in white comprising a bath, wash hand basin, WC plus chrome radiator.



OUTSIDE:

There is a deep driveway leading from Rufford Road. Gates give access to the forecourt of the property where there is a detached brick/tile double garage with two up and over doors. Much of the forecourt is paved providing ample off street parking/turning space. There is a lawn and pond in the front garden. There is gated access to both left and right hand side. The rear gardens comprise a lawn surrounded by fencing.



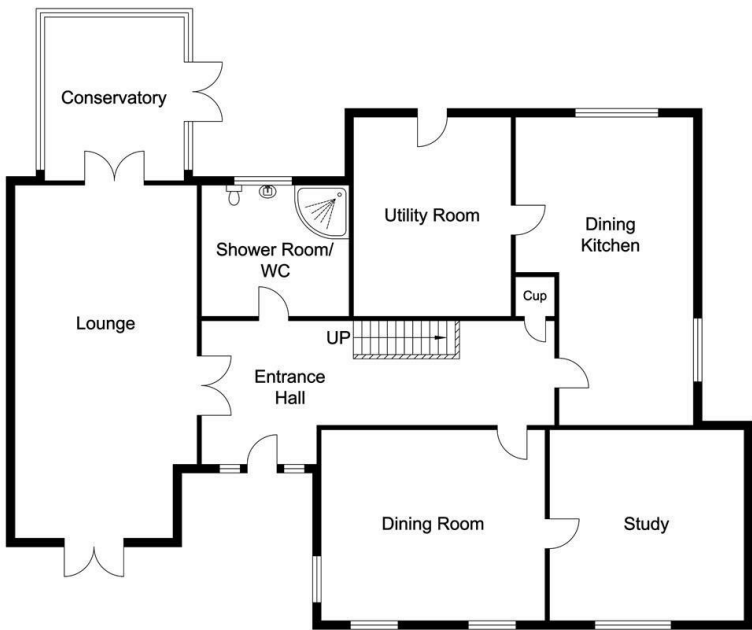
**TENURE**

The Tenure is Freehold with Vacant Possession upon completion.

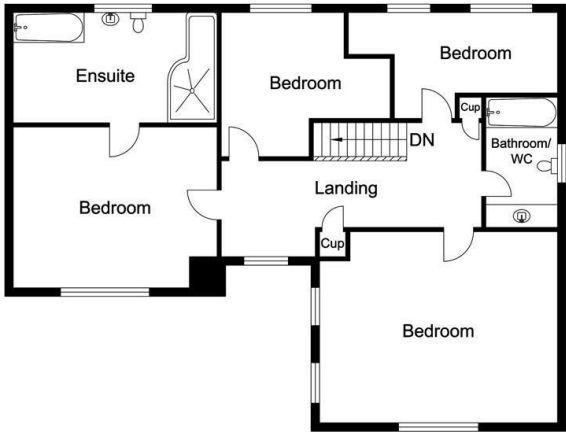
VIEWING

Arranged with pleasure via the sole selling agents.

Rufford Road, Edwinstowe



Ground Floor



Room In Roof

DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

