



17 Greendale Avenue, Edwinstowe,
Mansfield, Nottinghamshire, NG21 9NA

Offers Over £300,000

Tel: 01623 626990



- Detached House
- Kitchen & Utility
- Fantastic Scope & Potential
- Front & Rear Gardens
- Driveway & Integral Single Garage
- Three Good Sized Bedrooms
- Open Plan Lounge & Dining Area
- Gas Central Heating & UPVC D/G
- South Facing to Rear
- Highly Regarded Village Location

A three bedroom detached house with a south facing rear garden in the highly regarded village of Edwinstowe. The property offers fantastic scope and potential for modernisation and extension subject to obtaining relevant planning permission.

The living accommodation comprises an entrance porch, entrance hall, open plan lounge and dining area, kitchen, utility and a downstairs WC. The first floor landing leads to three good sized bedrooms and a bathroom. The property has gas central heating and UPVC double glazing.

OUTSIDE

Externally, the property occupies an established plot with front and rear gardens, including a south facing rear garden with a shed (10'0" x 7'1"). There is a low walled front boundary and lawned front garden with borders with plants and shrubs, and a driveway which leads to an integral single garage. A side gate and pathway provides access to the rear garden. To the rear of the property there is a hardstanding patio and pathway which leads to the shed. There is a well maintained lawn and ample borders with mature plants and shrubs.

A UPVC FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

ENTRANCE PORCH

8'11" max x 4'8" (2.72m max x 1.42m)

With tiled floor and connecting door through to the:

ENTRANCE HALL

9'5" x 8'11" (2.87m x 2.72m)

With radiator, coving to ceiling, built-in storage cupboard and stairs to the first floor landing.

LOUNGE

13'6" x 12'5" (4.11m x 3.78m)

Having a stone fireplace with inset open fire. Radiator, coving to ceiling and double glazed window to the front elevation. Open plan to:

DINING AREA

11'10" x 9'7" (3.61m x 2.92m)

With radiator, coving to ceiling and double glazed window to the rear elevation.

KITCHEN

13'1" x 10'11" (3.99m x 3.33m)

Having wall cupboards, base units and drawers with work surfaces above. Inset 1 1/2 bowl sink with drainer and chrome swan-neck mixer tap. Integrated dishwasher. Space for fridge and space for a freestanding cooker. Radiator and double glazed window to the rear elevation.

UTILITY

9'2" x 6'2" (2.79m x 1.88m)

Housing the Worcester Bosch central heating boiler. Base units and stainless steel sink with drainer. Plumbing for a washing machine. Tiled floor, double glazed window to the side elevation and UPVC double glazed rear door.

WC

3'4" x 2'9" (1.02m x 0.84m)

With WC, tiled floor and obscure double glazed window to the side elevation.

FIRST FLOOR LANDING

11'1" x 8'0" (3.38m x 2.44m)

Having a built-in storage cupboard and a separate built-in linen cupboard. Radiator, coving to ceiling, double glazed window to the side elevation and loft hatch with ladder attached leads to a partially boarded loft.

BEDROOM 1

11'5" x 11'2" (3.48m x 3.40m)

Having a built-in wardrobe with hanging rails and shelving and sliding fronted doors. Plus additional fitted wardrobes across one wall with hanging rails and shelving. Radiator, coving to ceiling and double glazed window to the front elevation.

BEDROOM 2

11'11" x 8'11" (3.63m x 2.72m)

Having a built-in wardrobe with hanging rails and shelving and sliding fronted doors. Radiator, coving to ceiling and double glazed window to the rear elevation.

BEDROOM 3

11'1" max x 8'1" (3.38m max x 2.46m)

With radiator, coving to ceiling and double glazed window to the front elevation.

FAMILY BATHROOM

8'11" x 5'4" (2.72m x 1.63m)

Having a panelled bath with shower over. Pedestal wash hand basin. Low flush WC. Airing cupboard housing hot water cylinder. Radiator and obscure double glazed window to the rear elevation.

INTEGRAL SINGLE GARAGE

18'3" x 9'1" (5.56m x 2.77m)

With two UPVC double glazed windows to the side elevation. Up and over door and sliding door to the utility.

VIEWING DETAILS

Strictly by appointment with the selling agents. For out of office hours please call Alistair Smith, Director at Richard Watkinson and Partners on 07817-283-521.

TENURE DETAILS

The property is freehold with vacant possession upon completion.

SERVICES DETAILS

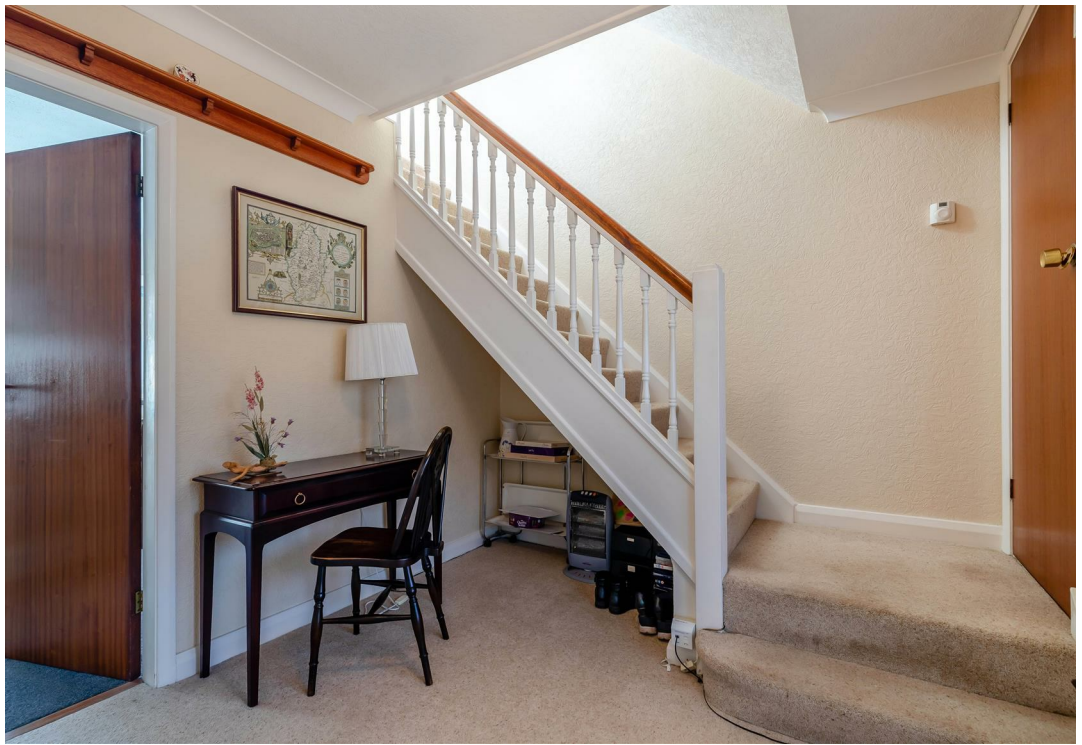
All mains services are connected.

MORTGAGE ADVICE

Mortgage advice is available through our independent mortgage advisor. Please contact the selling agent for further information. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.

FIXTURES & FITTINGS

Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested and therefore cannot be guaranteed to be in good working order.







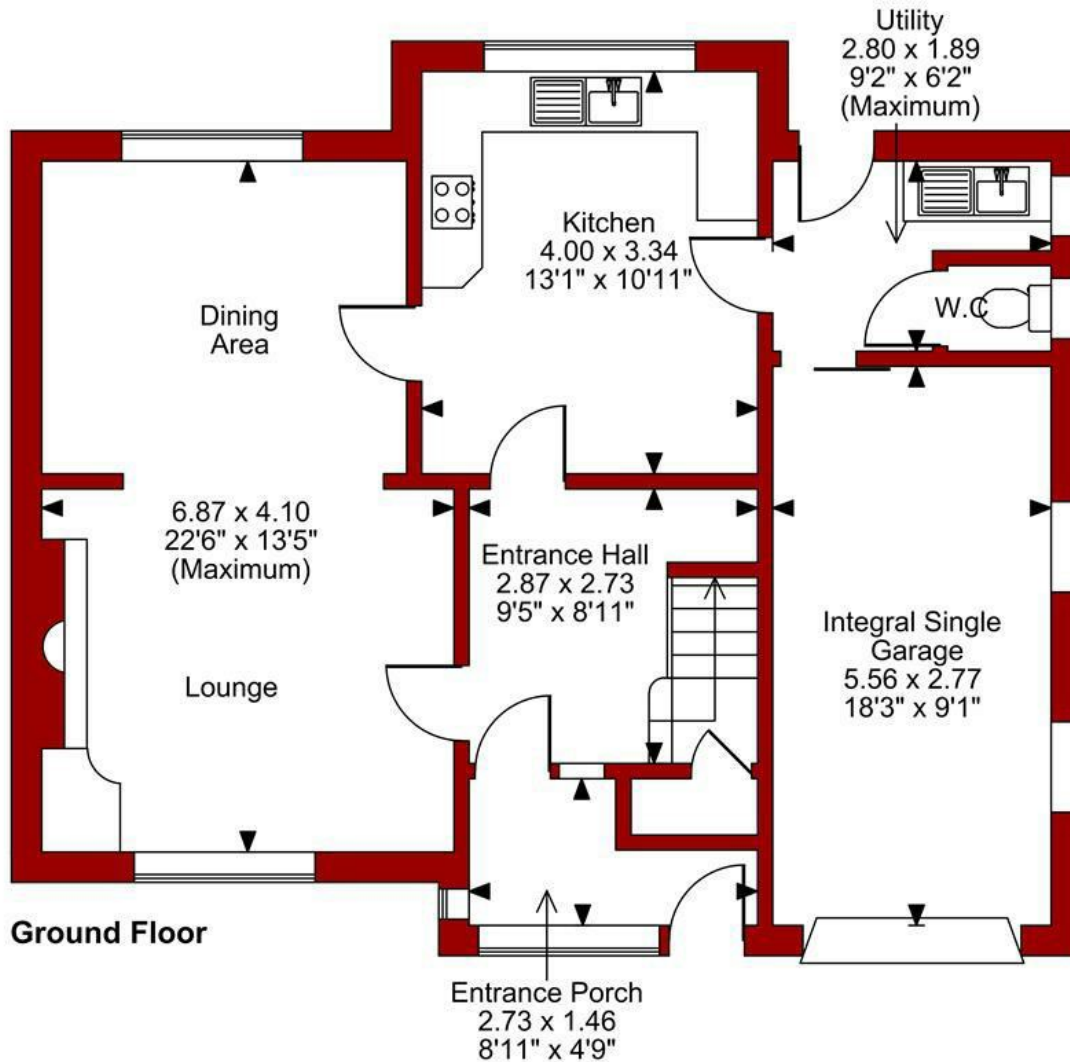




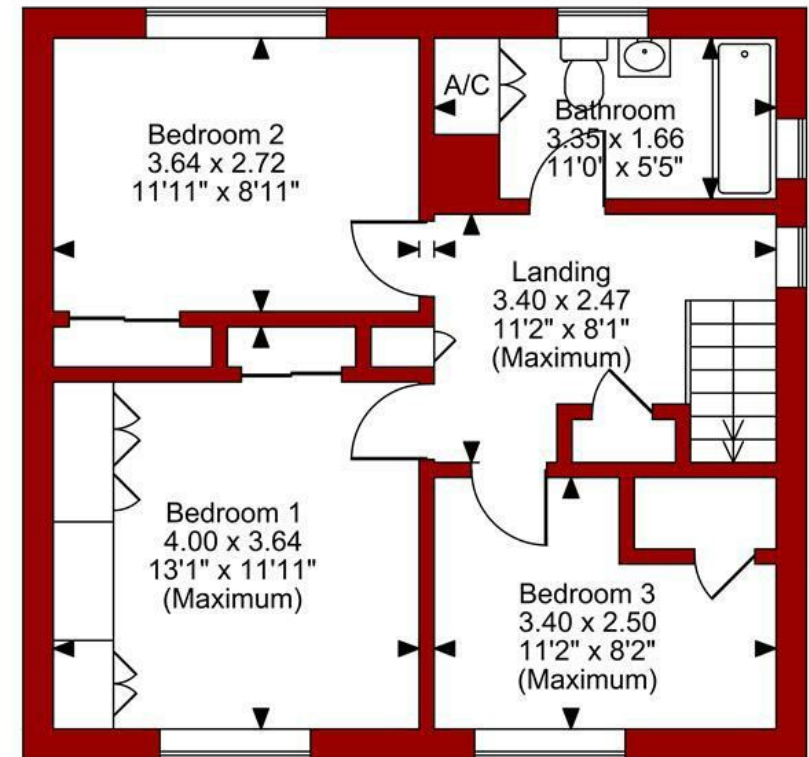




Greendale Avenue, Edwinstowe
Approximate Gross Internal Area
Main House = 109 SQ M/1172 SQ FT
Integral Single Garage = 15 SQ M/166 SQ FT
Total = 124 SQ M/1338 SQ FT



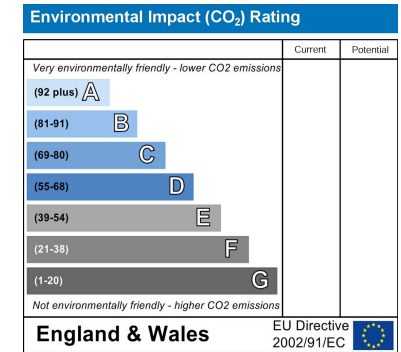
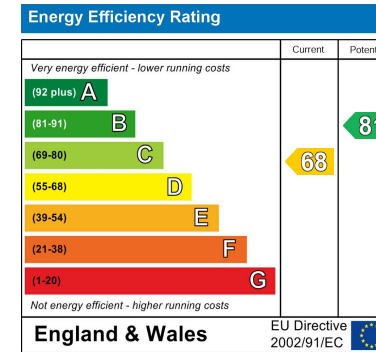
Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.



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 firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01623 626990



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