



2 Hawthorne Way, Edwinstowe, Mansfield,
Nottinghamshire, NG21 9JR

No Chain £350,000

Tel: 01623 626990

 **RICHARD
WATKINSON**
PARTNERS
Surveyors, Estate Agents, Valuers, Auctioneers

- Detached Family House Built in 2002
- 4 Bedrooms / En Suite Bathroom
- 3 Reception Rooms
- Double Width Block Paved Driveway
- Good Sized Corner Plot
- In Need of Updating & Modernisation
- Separate Shower Room
- Kitchen & Utility
- Double Garage
- Cul-De-Sac Village Location

A four bedroom detached family house occupying a good sized corner plot at the front of Hawthorne Way fronting onto Brocklehurst Drive in a cul-de-sac location on the southern edge of this highly regarded village off Rufford Road.

Offered to the market with no upward chain, the property would benefit from updating and modernisation both internally and externally, offering prospective purchasers an opportunity to put their own mark on the property.

The property was built in 2002 and provides well balanced family living accommodation across two floors with four bedrooms and three reception rooms extending to approximately 1,516 sq ft. On the ground floor, there is an entrance hall, cloakroom, study, dual aspect lounge, dining room, kitchen and a utility. The first floor landing leads to a master bedroom with an en suite bathroom. There are three further bedrooms and a shower room. The property has gas central heating and UPVC double glazing.

OUTSIDE

Externally, the front and rear gardens offer excellent scope to modernise. The house occupies a good sized corner plot and is screened from the road by established shrubs and trees. There is a double width block paved driveway which leads to a double garage. The front garden is laid to grass with shrubs and a gate leads to the rear garden. There is a further grass area to the right of the garage and a paved pathway runs along the side of the garage extending round to the rear where there is another a gate providing access to the rear garden. To the rear of the of the property, there is a useful paved area to the side of the house leading to a personal rear door to the garage and side entrance door to the kitchen. The main rear garden area is laid to grass with a patio extending across the full width of the property enclosed by wall and fenced boundaries.

AN OBSCURE UPVC DOUBLE GLAZED FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

ENTRANCE HALL

16'0" x 9'7" max (4.88m x 2.92m max)

With radiator, coving to ceiling, understairs storage cupboard and stairs to the first floor landing.

CLOAKROOM

6'5" x 2'11" (1.96m x 0.89m)

Having a low flush WC, wash hand basin with mixer tap, radiator, tiled floor, half tiled walls and obscure double glazed window to the front elevation.

STUDY

9'0" x 6'0" (2.74m x 1.83m)

With radiator, laminate floor, coving to ceiling and double glazed window to the side elevation.

LOUNGE

19'5" x 13'3" max (5.92m x 4.04m max)

(Narrows to 11'7"). Having a marble fireplace with inset coal effect electric fire. Two radiators, coving to ceiling, double glazed window to the front elevation and sliding patio patio door leading out onto the rear garden. Open archway through to the:

DINING ROOM

9'9" x 8'10" (2.97m x 2.69m)

With radiator, coving to ceiling and French doors leading out onto the rear garden.

KITCHEN/BREAKFAST ROOM

11'11" x 9'9" (3.63m x 2.97m)

Having wall cupboards, base units and drawers with work surfaces above. Inset 1 1/2 bowl stainless steel sink with drainer and mixer tap. Integrated double oven, four ring ceramic hob and stainless steel chimney extractor hood above. Integrated dishwasher. There is a fitted peninsula island with work surfaces and space for stools beneath. Tiled floor, radiator, tiled splashbacks, nine ceiling spotlights, double glazed window to the rear elevation and UPVC double glazed side entrance door. Open archway through to the:

UTILITY

6'11" x 5'8" (2.11m x 1.73m)

Having a single wall and base unit and work surface. Space for a fridge, and further space for both a tumble dryer and plumbing for a washing machine. Radiator, tiled floor and double glazed window to the side elevation.

FIRST FLOOR GALLERIED LANDING

8'10" x 6'11" (2.69m x 2.11m)

(Plus 11'9" x 3'1"). With radiator, loft hatch, built-in storage cupboard housing the combi boiler and double glazed window to the front elevation.

MASTER BEDROOM 1

12'3" x 10'11" (3.73m x 3.33m)

Having extensive fitted wardrobes, drawers and display glass shelves with inset spotlights above. Radiator, coving to ceiling and double glazed window to the rear elevation.

EN SUITE BATHROOM

6'11" x 5'6" (2.11m x 1.68m)

Having a panelled bath with mixer tap. Pedestal wash and basin with mixer tap. Low flush WC. Tiled floor, fully tiled walls, radiator, six ceiling spotlights, shaver point and obscure double glazed window to the side elevation.

BEDROOM 2

11'8" x 8'10" (3.56m x 2.69m)

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

BEDROOM 3

10'4" x 8'4" (3.15m x 2.54m)

Having fitted wardrobes and overhead storage cupboards. Radiator, coving to ceiling and double glazed window to the front elevation.

BEDROOM 4

9'1" x 8'10" (2.77m x 2.69m)

Having fitted wardrobes and overhead storage cupboards. Radiator, coving to ceiling and double glazed window to the rear elevation.

SHOWER ROOM

8'6" x 6'11" (2.59m x 2.11m)

Having a tiled shower enclosure. Pedestal wash hand basin with mixer tap. Bidet with mixer tap. Low flush WC. Radiator, tiled floor, tiled walls, six ceiling spotlights, shaver point, fitted cabinet with mirror fronted doors, separate floor-to ceiling storage cabinet and obscure double glazed window to the front elevation.

DOUBLE GARAGE

17'3" x 16'11" (5.26m x 5.16m)

With wall cupboards, base units and drawers with laminate work set as above. Belfast sink. Consumer unit, power and light points, obscure double glazed window to the side elevation, side entrance door and twin up and over doors.

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.















Hawthorne Way, Edwinstowe
Approximate Gross Internal Area
Main House = 1516 SQ FT / 141 SQ M
Double Garage = 294 SQ FT / 27 SQ M
Total = 1818 SQ M / 169 SQ M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors windows, appliances and other features are approximate only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	78
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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



RICS



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