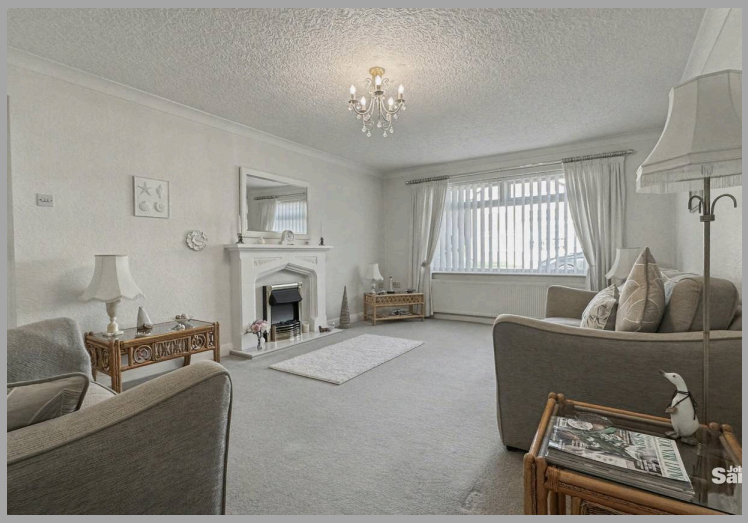

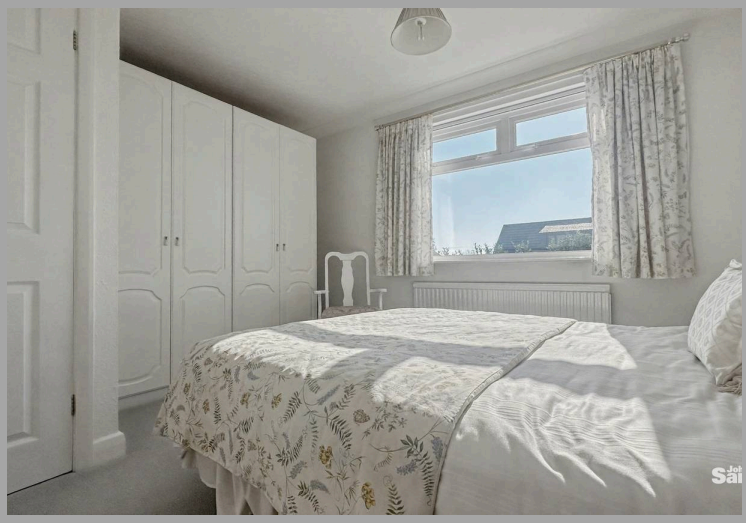

4 Perlethorpe Close, Edwinstowe

£375,000 Freehold

THREE BEDROOM DETACHED BUNGALOW • GENEROUS AND BRIGHT LIVING AREAS • NO UPWARD CHAIN, EPC RATING D • WELL EQUIPPED KITCHEN AND DINING AREA • PRACTICAL GARAGE WITH UP AND OVER DOOR • CONVENIENT ENTRANCE PORCH AND SECURE SIDE ACCESS TO THE PROPERTY • LOW MAINTENANCE AND WELL KEPT FRONT AND REAR GARDEN

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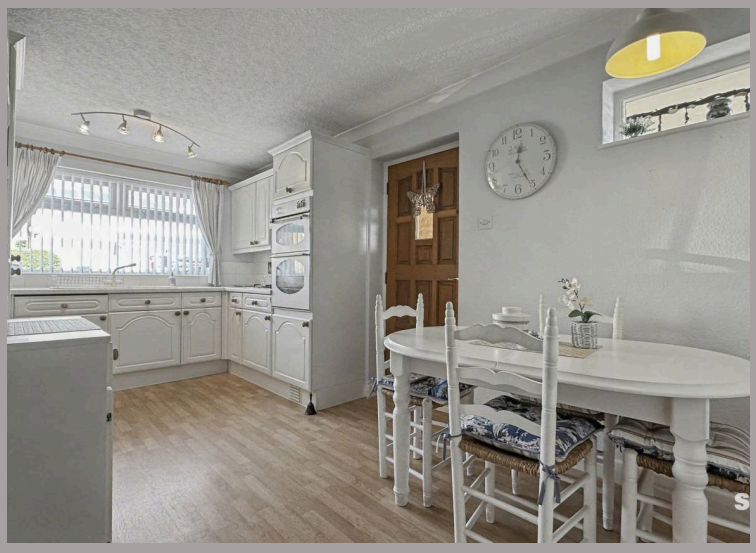
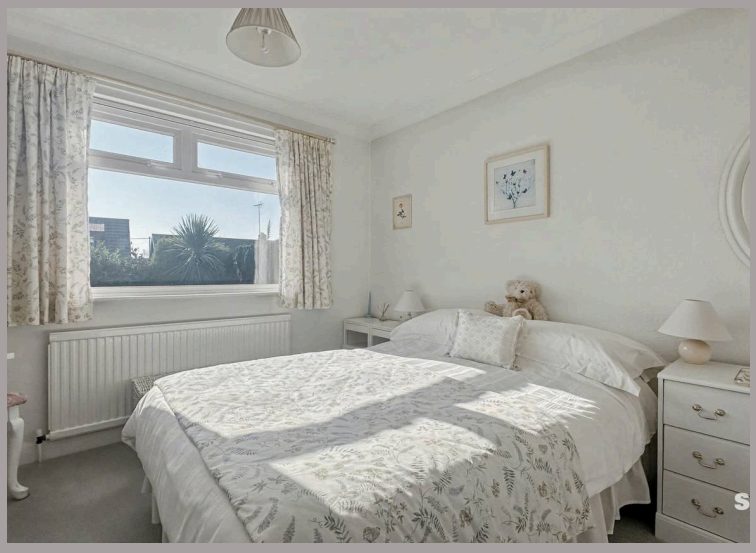
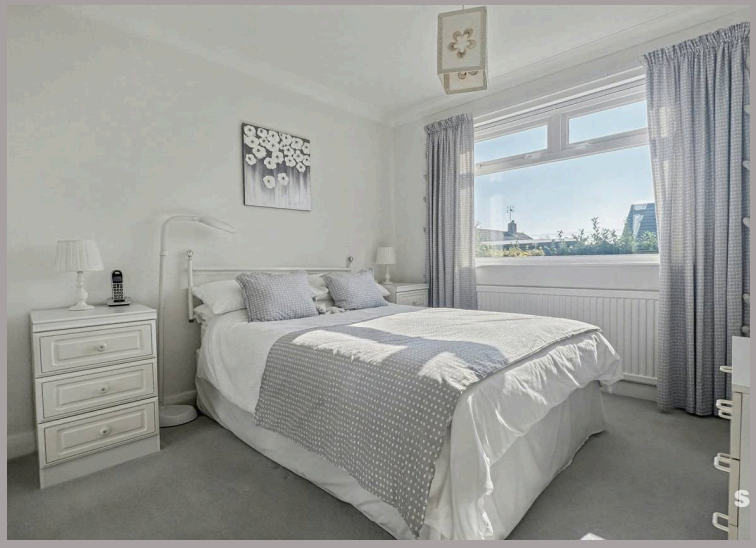
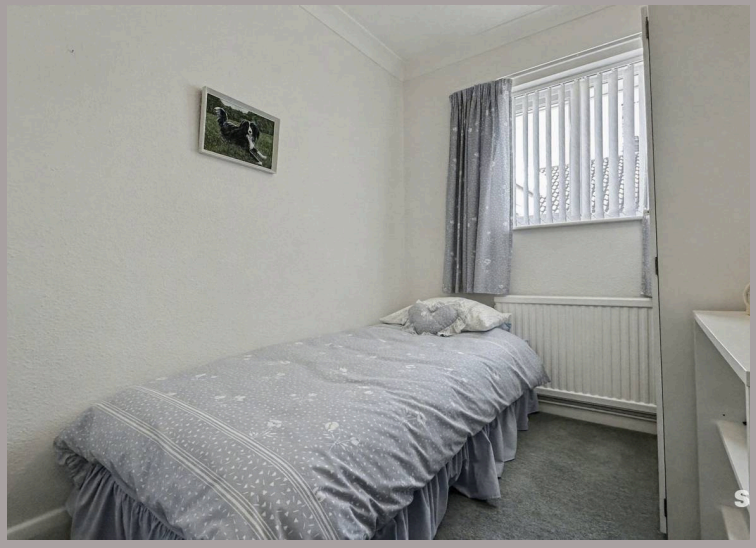








Entrance Porch
A welcoming and practical entrance porch that separates the indoor and outdoor spaces. The porch benefits from a UPVC double glazed window and door, allowing natural light to fill the space, and provides a convenient entry point leading into the lounge and the rest of the property.

Lounge
17' 11" x 12' 4" (5.46m x 3.75m)
A generously sized and cosy living space featuring a decorative mantelpiece with an electric fire. A large UPVC double glazed window overlooks the front of the property and fills the room with natural light. Additional features include power points, a TV point, and a central heating radiator, making this a comfortable and inviting area to relax.

Kitchen/Diner
16' 6" x 9' 7" (5.02m x 2.93m)
A well equipped kitchen diner fitted with a range of wall and base units, offering an abundance of storage. The kitchen houses an integrated oven, grill and hob with extractor fan, along with a one and a half bowl sink and tiled splash back for ease of maintenance. There is space for additional appliances and the space also includes power points, and a central heating radiator. The dining area comfortably accommodates up to four people. The room benefits from a UPVC double glazed window to the front and a further window to the side, while a door provides access to the garage and outside spaces.

Bedroom No 1
12' 3" x 9' 7" (3.74m x 2.91m)
A generously sized double bedroom featuring a UPVC double glazed window overlooking the rear garden, allowing plenty of natural light to fill the room. The bedroom also benefits from a TV point, power points, and a central heating radiator.

Bedroom No 2
Another well proportioned double bedroom with a UPVC double glazed window overlooking the rear garden. The room also includes a TV point, power points, and a central heating radiator.

Bedroom No 3
9' 7" x 6' 10" (2.91m x 2.09m)
The third bedroom benefits from a UPVC double glazed window, central heating radiator, and power points. Currently used as a bedroom, this versatile space could also be utilised as a home office or study.

Bathroom
A generously sized and well-equipped bathroom comprising a low flush WC, pedestal sink with mixer tap, bath, and electric shower. The room features tiled walls from floor to ceiling for ease of maintenance, along with a UPVC double glazed window, practical storage space, and a central heating radiator.

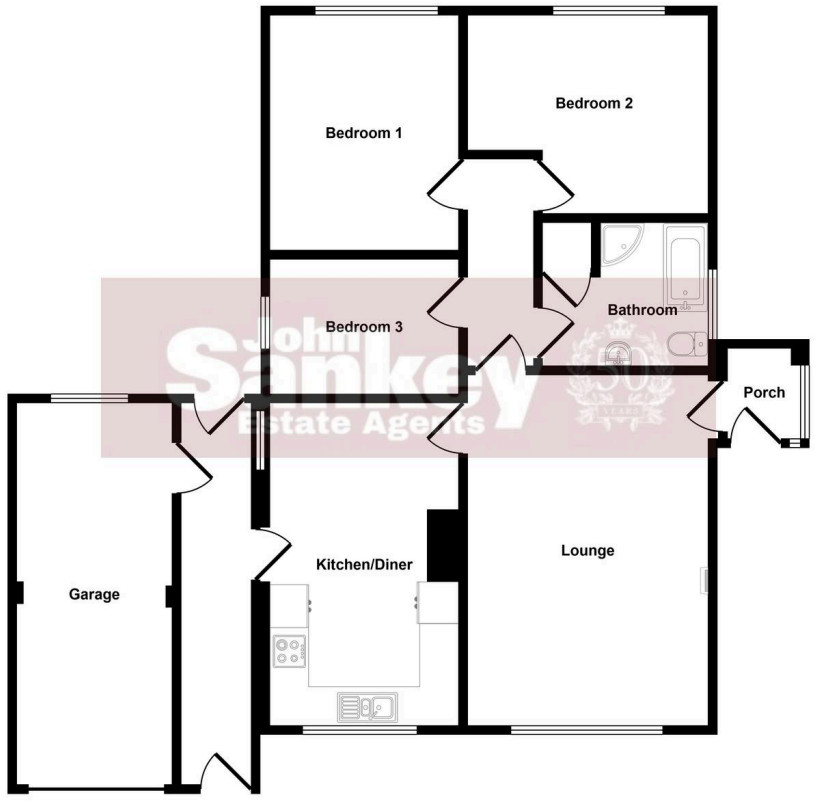
Garage
19' 4" x 7' 11" (5.89m x 2.42m)
A practical addition to the home, the garage features an up-and-over door and provides excellent space for a workshop, additional appliances, or further storage. It also benefits from power points, lighting, and a UPVC double glazed window overlooking the rear garden.

Outside

To the front of the property, a driveway provides off-road parking and leads to both the garage and the side entrance. The well maintained front garden enhances the property's kerb appeal. A passageway to the side of the property includes a second secure, lockable gate which provides access to the rear garden, garage, and internal entrance, offering both convenience and added security. A beautiful rear garden that enjoys plenty of sunlight and provides a peaceful outdoor retreat. The garden features a patio area ideal for outdoor relaxing and entertaining, along with pathways surrounding the garden. Mature plants, shrubbery, and trees border the space, creating a private and tranquil atmosphere while remaining low maintenance.

Additional Information

Tenure: Freehold Council tax band: C
Mobile/Broadband Coverage Checker visit: www.ofcom.org.uk then click mobile & broadband checker.



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

These brochures are produced as a guide only. The floor plan and measurements are not to be used for furnishing or any other purposes and are approximate.

This well presented and versatile three bedroom detached bungalow offers generous accommodation throughout. The property benefits from a welcoming entrance porch which leads into a generously sized lounge featuring a charming mantelpiece with electric fire and a large front facing window that fills the room with natural light, creating a warm and inviting living space.

The property also boasts a well equipped kitchen diner with an abundance of wall and base units, integrated cooking appliances, and space for additional appliances, with a dedicated dining area that comfortably seats up to four people. Three well proportioned bedrooms provide flexible living arrangements, while the generous bathroom is fitted with both a bath and electric shower, complemented by floor-to-ceiling tiling for ease of maintenance.

Externally, the property continues to impress. To the front, a driveway provides off road parking and access to the garage, alongside a well maintained garden that enhances the home's kerb appeal. The garage itself offers excellent storage or workshop potential. To the rear, the property enjoys a beautiful, low maintenance garden with patio seating areas, pathways, and mature plants, shrubbery, and trees, creating a private and relaxing outdoor space perfect for entertaining or unwinding.

Overall, this attractive bungalow combines comfortable living space, practical features, and appealing outdoor areas, making it a fantastic opportunity for those seeking a well rounded property.

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