



27 Colliers Way, Edwinstowe

£350,000 Freehold

Detached House • Four Bedrooms • Living Room With A Bay Fronted Window • Spacious Kitchen Diner & Separate Utility Room • Four-Piece Bathroom Suite • En-Suite To The Master Bedroom • Garage & Driveway • Enclosed Rear Garden • Sought After Location • Must Be Viewed



GUIDE PRICE: £350,000 – £375,000

SOUGHT AFTER VILLAGE LOCATION...

This impressive four-bedroom detached house presents an exceptional opportunity for families seeking a spacious and contemporary home in a highly sought-after location and ready to move straight in, close to the enchanting Sherwood Forest and with easy access to Centre Parcs. Upon entering the property, you are welcomed by a bright and inviting hallway that leads into the elegant living room, where a striking bay-fronted window fills the space with natural light, creating a warm and comfortable ambience. The heart of the home is the expansive kitchen diner, thoughtfully designed for both every-day living and entertaining, featuring modern cabinetry, high-quality worktops, and ample space for dining. Adjacent to the kitchen is a practical separate utility room, ideal for laundry and additional storage. Upstairs, the property offers four generously proportioned bedrooms, including a luxurious master suite complete with a stylish en-suite shower room. The main family bathroom boasts a four-piece suite (including a separate shower and bath) finished to a high standard, ensuring comfort and convenience for the whole family. Additional features include gas central heating, double glazing throughout, and abundant storage solutions, all contributing to a sense of luxury and ease. The outdoor space is equally impressive, providing both kerb appeal and private relaxation areas. To the front of the property, you will find a neatly maintained lawn and a block-paved driveway offering off-road parking and access into the integral garage (perfect for vehicles or extra storage). Gated access leads to the rear garden, where you are greeted by a fully enclosed space ideal for children and pets. The rear garden features a well-kept lawn, a patio area for al fresco dining, an outdoor tap for convenience, and a secure fence-panelled boundary ensuring privacy and peace of mind. This home is perfectly positioned to enjoy the best of tranquil countryside living while remaining within easy reach of local amenities and leisure attractions. Whether you are hosting family gatherings, relaxing in your garden oasis, or exploring the nearby forests, this property delivers the ultimate blend of comfort, style, and practicality.

MUST BE VIEWED

Council Tax band: E

Tenure: Freehold



GROUND FLOOR

Entrance Hall

15' 1" x 5' 11" (4.61m x 1.80m)

The entrance hall has tiled flooring, carpeted stairs, wall-mounted alarm keypad, an in-built cupboard, recessed spotlights, a radiator, access into the storage room, and a door providing access into the accommodation.

Storage Room

10' 2" x 7' 0" (3.11m x 2.13m)

The storage room has a range of fitted base and wall units with worktops, a wall-mounted boiler, and wood-effect flooring.

Living Room

17' 2" x 10' 7" (5.22m x 3.22m)

The living room has a UPVC double glazed bay window to the front elevation, a radiator, a TV point, and carpeted flooring.

Kitchen/Diner

21' 6" x 17' 6" (6.55m x 5.33m)

The kitchen/diner has a range of fitted base and wall units with Quartz worktops, an under-mounted stainless steel sink and half with a mixer tap and integrated drainer grooves, an integrated oven, induction hob and extractor hood, an integrated fridge freezer, an integrated washing machine, an integrated dishwasher, a tumble dryer, space for a dining table, tiled flooring, UPVC double glazed windows to the rear and side elevation, French doors opening to the rear garden, and open access into the utility room.

Utility Room

5' 10" x 4' 9" (1.79m x 1.45m)

The utility room has fitted base and wall units with worktops, a radiator, tiled flooring, and a door opening to the rear garden.

W/C

5' 11" x 2' 10" (1.80m x 0.87m)

This space has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a pedestal wash basin, a radiator, partially tiled walls, and tiled flooring.

FIRST FLOOR

Landing

16' 10" x 6' 3" (5.13m x 1.91m)

The landing has a UPVC double glazed windows to the front elevation, a radiator, an in-built cupboard, recessed spotlights, access into the loft, and access to the first floor accommodation.

Bedroom One

18' 8" x 10' 6" (5.69m x 3.19m)

The first bedroom has a UPVC double glazed window to the rear elevation, a radiator, air conditioning unit, carpeted flooring, fitted wardrobes with sliding doors, and access into the en-suite.

En-Suite

8' 1" x 4' 8" (2.46m x 1.41m)

The en-suite has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a pedestal wash basin, a walk-in shower with a wall-mounted rainfall and handheld shower fixture, a radiator, recessed spotlights, partially tiled walls, and tiled flooring.

Bedroom Two

15' 3" x 10' 5" (4.64m x 3.17m)

The second bedroom has a UPVC double glazed window to the rear elevation, a radiator, fitted wardrobes, recessed spotlights, and carpeted flooring.

Bedroom Three

11' 1" x 10' 6" (3.37m x 3.20m)

The third bedroom has a UPVC double glazed window to the front elevation, a radiator, fitted wardrobes, recessed spotlights, and carpeted flooring.

Bedroom Four

11' 1" x 10' 4" (3.37m x 3.16m)

The fourth bedroom has a UPVC double glazed window to the front elevation, a radiator, a fitted wardrobe, recessed spotlights, and carpeted flooring.

Bathroom

9' 5" x 6' 10" (2.88m x 2.08m)

The bathroom has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a vanity-style wash basin, a panelled bath with a corner mixer tap, a shower enclosure with a wall-mounted shower fixture, recessed spotlights, a radiator, partially tiled walls, and tiled flooring.

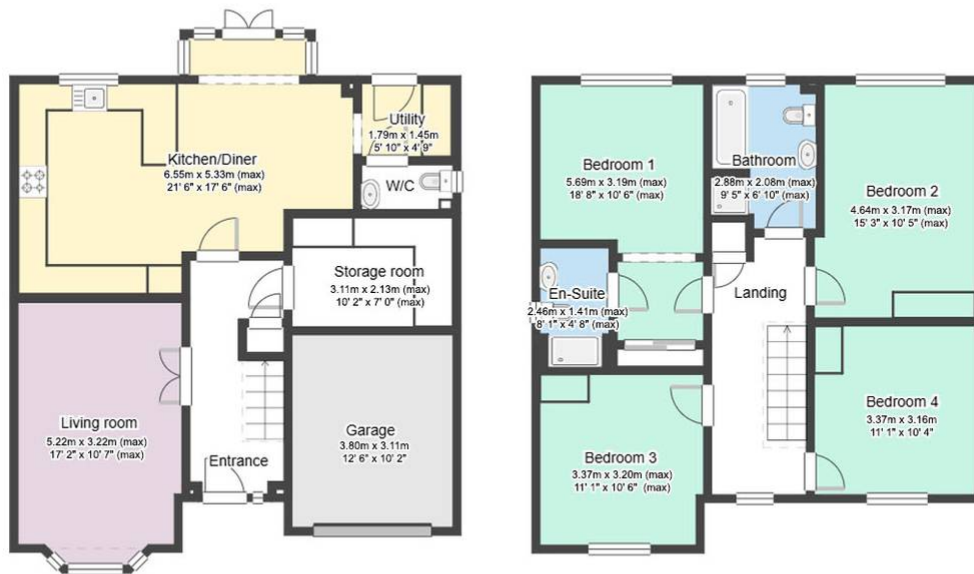
Garage

12' 6" x 10' 2" (3.80m x 3.11m)

The garage has lighting, electrics, and an up-and-over door opening to the driveway.

ADDITIONAL INFORMATION

Broadband Speed – 1800 – 220Mbps Phone Signal – 3G / 4G / 5G Electricity – Mains Supply Water – Mains Supply Heating – Gas Central Heating – Connected to Mains Supply Septic Tank – No Sewage – Mains Supply Flood Risk – No flooding in the past 5 years+ Flood Risk Area – No Construction – Brick Built Mining Area – Potentially



This floorplan is for illustrative purposes only.

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