



Trinity Road

Edwinstowe



Offers in Excess of £240,000

Chadwells
Estate & Letting Agents





*Beautiful Family Home In
Desirable Village Location...*





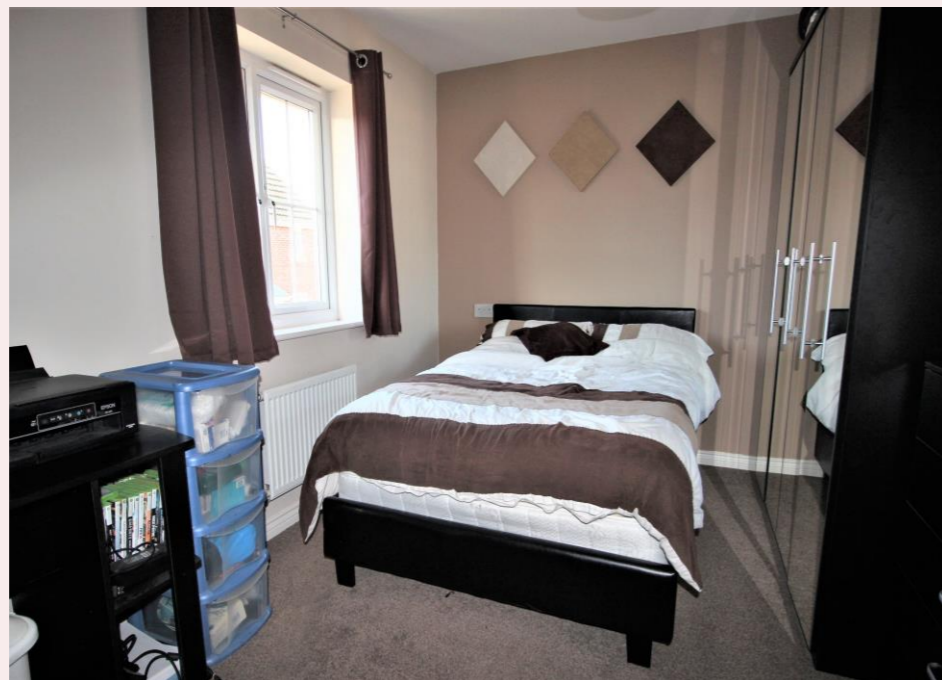
Trinity Road





Welcome

Beautiful Family Home In Desirable Village Location...Chadwells are delighted to offer this amazing four bedroom home to the market. In a sought after area and on the doorstep of Sherwood Forest we know that you will not be disappointed. Tastefully decorated throughout with modern fixtures and fittings, it offers everything that you will need and has an abundance of space both upstairs, downstairs and externally. The ground floor boasts a very spacious kitchen/diner with utility area and an extensive lounge with stretches from the front to the rear of the property. When venturing upstairs you will discover a family bathroom and four double bedrooms, two of which have fitted wardrobes with the master benefiting from an en-suite. Having ample off street parking and a detached garage, the outside will wow you too...Ring branch on 01623 861861 to avoid any disappointment.



Step inside...

Entrance Hallway

Accessed from the front through a composite door with an obscure glass panel. Cushioned vinyl flooring, radiator and moveable spotlights. Having stairs to first floor landing, under stairs storage and doors leading into all downstairs rooms.

Lounge 21' 5" x 10' 2" (6.53m x 3.10m)

Having cushioned vinyl flooring, decorative ceiling lights, two radiators, two TV aerial points, uPVC window to front aspect and French doors to rear.

Kitchen/Diner 21' 6" x 9' 6" (6.56m x 2.90m)

Fitted with cream wall and base units having square edge work surface incorporating a composite one and a half sink drainer with mixer tap. Having cushioned vinyl flooring, movable spotlights, two radiators and uPVC windows to front and rear aspect. Integrated appliances include a Hoover dishwasher, Logik electric fan assisted oven/grill and a four ring ceramic hob with extractor fan over. Ideal combination boiler is housed in a wall unit.

Utility area

Fitted with cream wall and base units, square edge work surface, space and plumbing for washing machine. The rear can be accessed through a uPVC door with obscure glass panel.

Downstairs WC

Fitted with a white low flush WC and pedestal sink. Having cushioned vinyl flooring, part tiled walls and radiator.

First Floor Landing

Carpet flooring, access to loft, storage cupboard that houses the water tank and doors leading to all upstairs rooms.

Master bedroom 12' 7" x 9' 11" (3.83m x 3.01m)

Carpet flooring, pendant light, radiator, uPVC window to rear aspect and door leading into en-suite.

En-suite

Fitted with a white two piece suite comprising of a low flush WC and pedestal sink with mixer tap. Having a walk in shower with folding glass doors and extractor fan. Radiator, chrome effect towel rail, obscure uPVC window to rear aspect, ceramic tiled flooring and fully tiled walls. doors and extractor fan. Radiator, chrome effect towel rail, obscure uPVC window to rear aspect, ceramic tiled flooring and fully tiled walls.

Bedroom Two 13' 2" x 8' 8" (4.02m x 2.65m)

Carpet flooring, radiator and uPVC window to front aspect.

Bedroom Three 10' 5" x 9' 3" (3.18m x 2.83m)

Carpet flooring, radiator, uPVC window to front aspect and white built in wardrobe.

Bedroom Four 9' 7" x 6' 6" (2.92m x 1.99m)

Carpet flooring, radiator, uPVC window to rear aspect and fitted wardrobe with sliding mirrored door.

Family Bathroom 6' 5" x 6' 2" (1.95m x 1.88m)

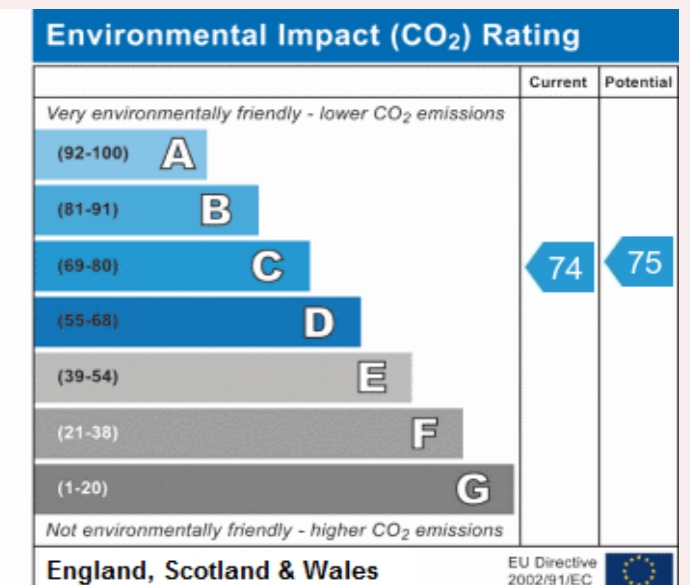
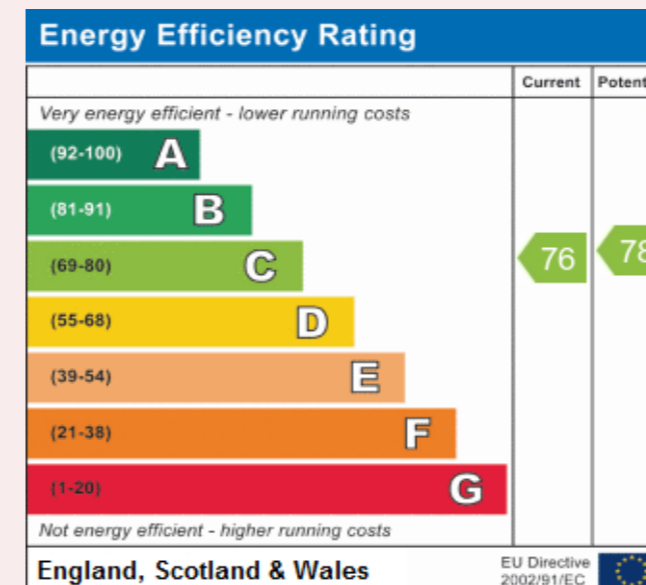
Fitted with a white three piece suite comprising of a low flush WC, pedestal sink, panel bath with shower over and glass screen. Having Kardean flooring, part tiled walls, ceiling light, radiator and uPVC window to rear aspect. Also benefits from a chrome effect towel rail and mirrored bathroom cabinet.

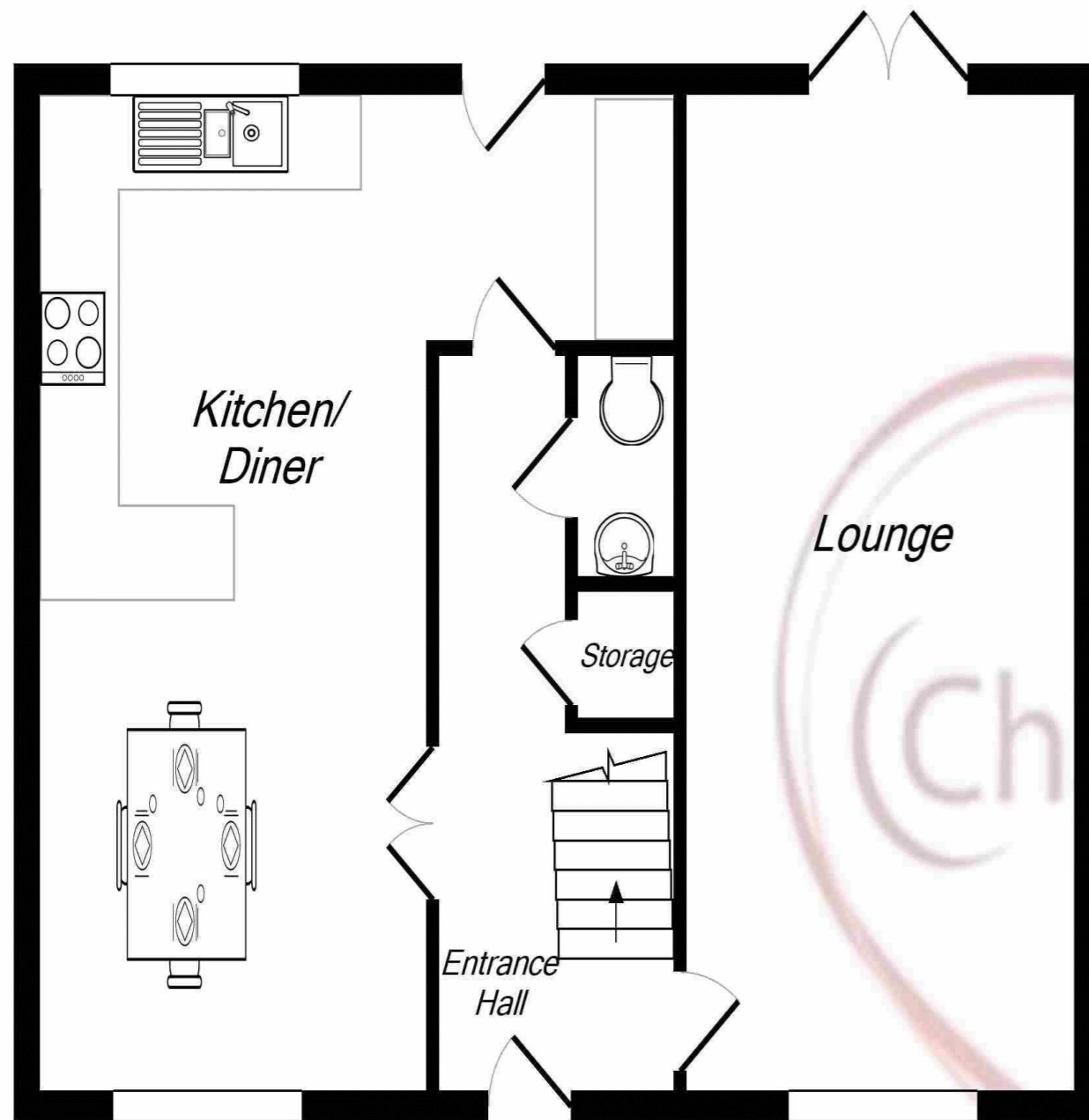
Garage

Manual up and over door to front aspect for vehicular access, lighting, power points inside and out. Having uPVC door to side aspect.

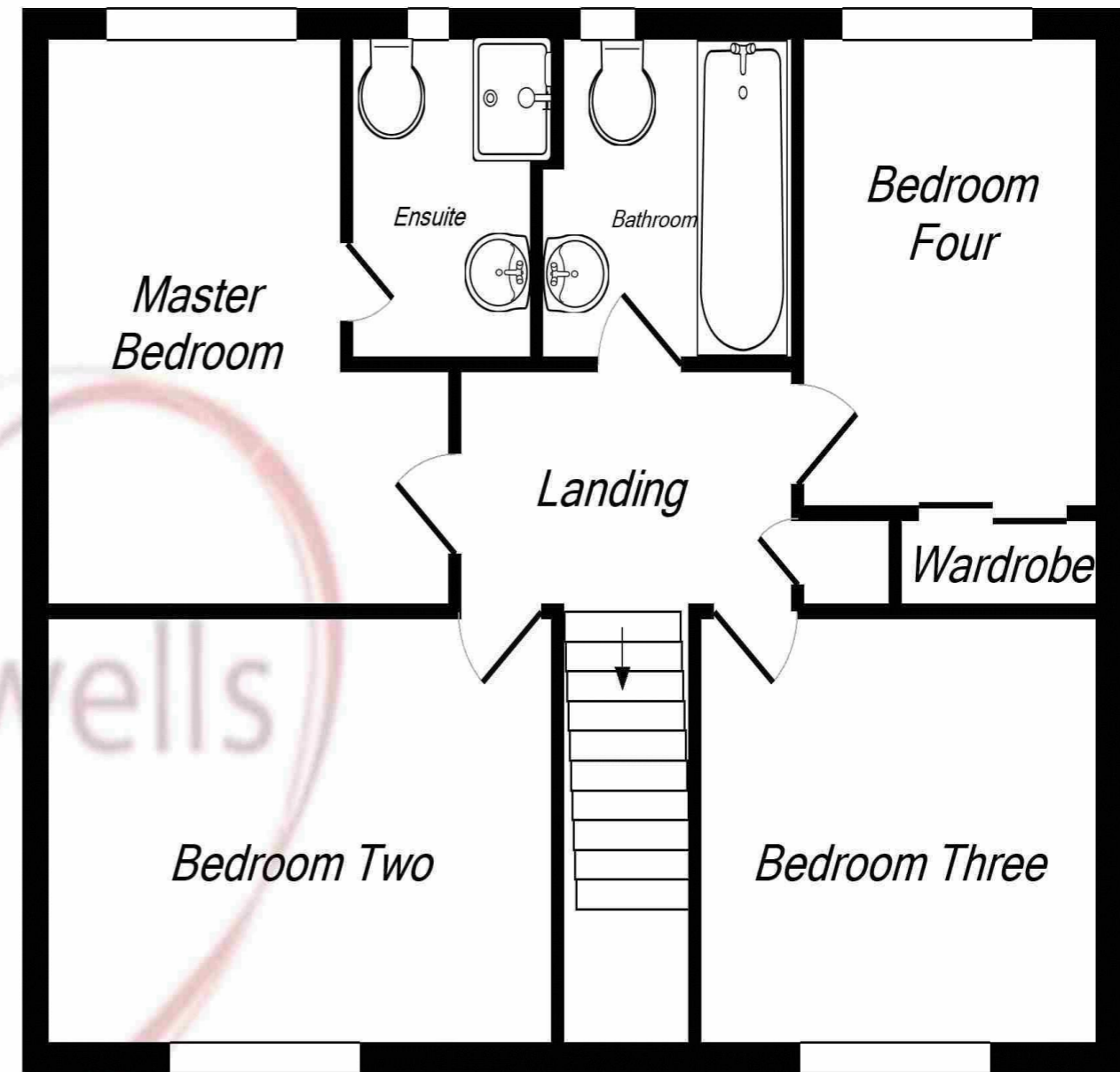
Outside

To the front there is low maintenance gravel with a path leading to the front door and a driveway leading to the garage. There is gated access to the rear which is mainly laid to lawn with decking, a patio area and access to a secret garden behind.





Ground Floor
 Approx. Floor
 Area 569 Sq.Ft.
 (52.9 Sq.M.)



1st Floor
 Approx. Floor
 Area 572 Sq.Ft.
 (53.2 Sq.M.)

Total Approx. Floor Area 1142 Sq.Ft. (106.0 Sq.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Made with Metropix ©2020



Selling Homes with Bespoke Lifestyle Photography

Chadwells
Estate & Letting Agents

If you'd like to view this amazing
property, give us a call.

We'd Love To Show You Around!

Telephone: 01623 861 861

 **Chadwells**
Estate & Letting Agents