

Rufford Road

Edwinstowe

£325,000



Welcome

Sit proudly within the highly sought after Village of Edwinstowe this extended four bedroom detached property has everything you would need. Situated close to all local amenities including shops, schools, country parks and transport links to Mansfield and Nottingham. In brief the ground floor comprises lounge, kitchen, dining room and cloakroom with the first floor boasting four good sized bedrooms, en-suite to the master and a family bathroom. If the internal of this property is not enough to impress you then the rear garden will definitely blow you away. Viewing is a must to appreciate this stunning family home!



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Out and about

Edwinstowe is a vibrant and busy village with a wonderful array of shops, restaurants and pubs. A number of craft shops including handmade chocolates and a cafe can be found on the outskirts of the village, just past the church, in the Sherwood Forest Art and Craft Centre. Just a 10 minute walk from the village is the Sherwood Forest Visitor Centre and National Nature Reserve, the legendary home of Robin Hood. Many of the oaks in Sherwood Forest have stood for over 5 centuries and the mighty Major Oak (Robin Hood's tree) is estimated to be over 800 years old. There are extensive paths and trails meandering through the woodlands for you to explore. The Sherwood Forest area plays host to a number of attractions including Rufford Abbey Country Park, Thoresby Park, Sherwood Pines and children's favourites White Post Farm, Wheelgate and the Sherwood Forest Railway. And all within easy reach of Edwinstowe.



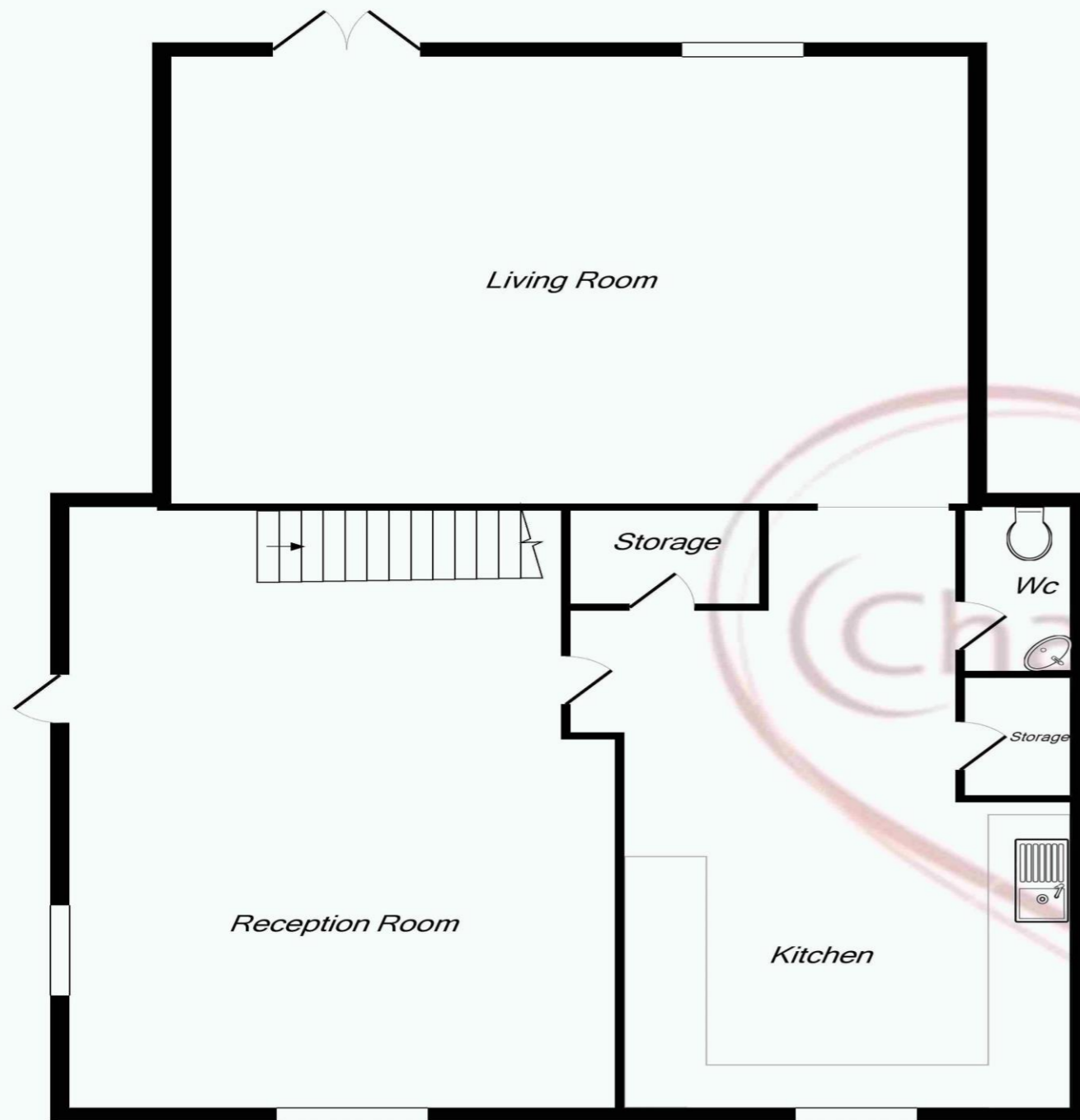
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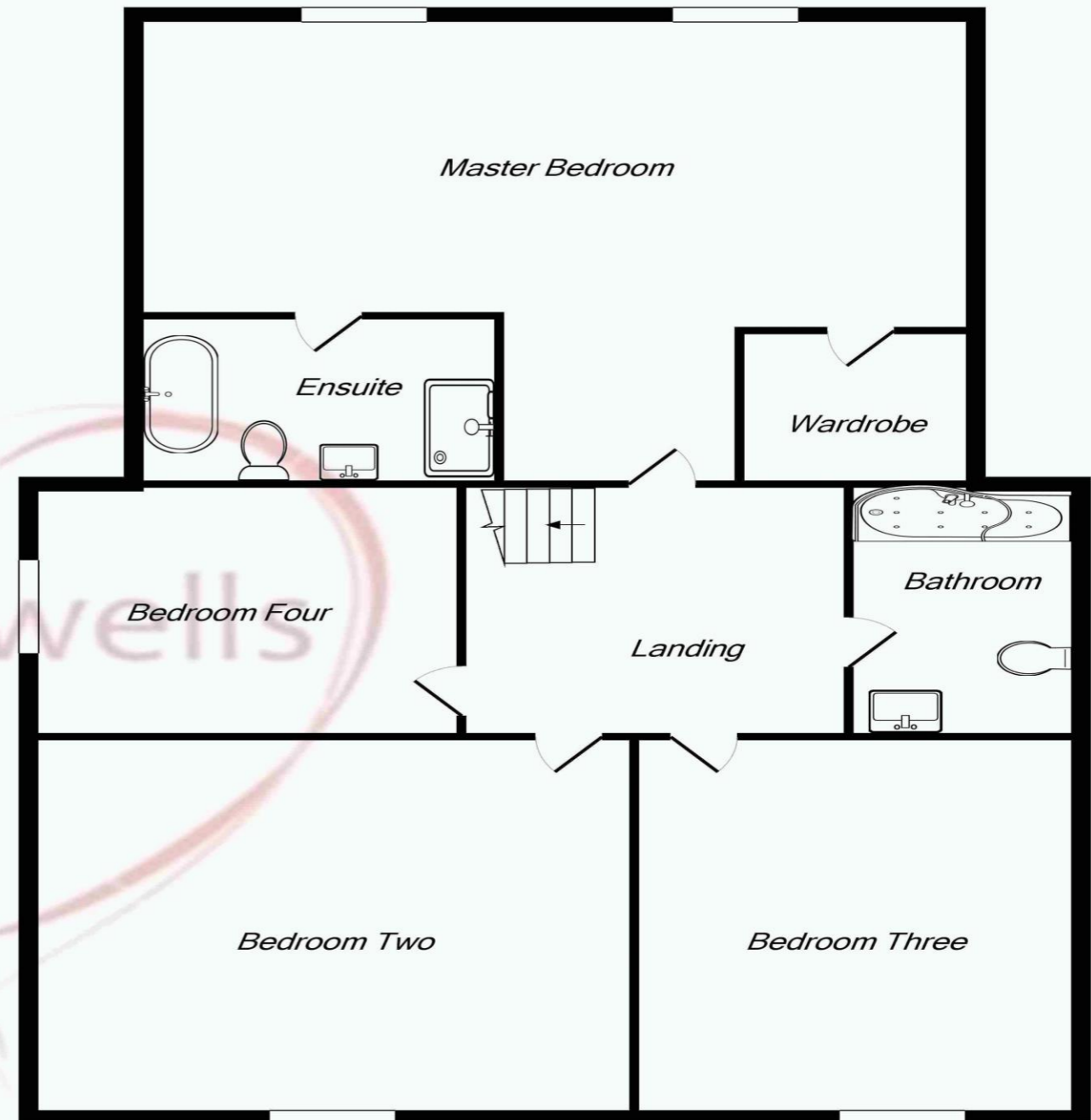
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- Sought After Village Location
- Planning Permission For A Single Garage
- Good Sized Master Bedroom With En-Suite
- Large Rear Garden Perfect For Entertaining
- Underfloor Heating
- Ample Of Road Parking



Ground Floor
 Approx. Floor
 Area 1556 Sq.Ft.
 (144.6 Sq.M.)



1st Floor
 Approx. Floor
 Area 1560 Sq.Ft.
 (144.9 Sq.M.)

Total Approx. Floor Area 3116 Sq.Ft. (289.5 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.
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Step inside...

Lounge

17' 7" x 18' 1" (5.35m x 5.5m)

With feature suspended ceiling with decorative mood lighting, uPVC window to the rear aspect, Tv & Bt points, radiator, laminate flooring with water based underfloor heating and uPVC French doors leading onto the Veranda.

Kitchen

16' 3" x 8' 4" (4.96m x 2.55m)

Fitted with a range of contrasting wall and base units having roll top work surfaces over, inset with composite sink, drainer and mixer tap. Additional benefits include a free standing 'Range' style cooker with 7 ring gas hob and extractor hood over. Space for an American style fridge freezer, electric underfloor heating, tiled flooring, tiled splash backs, two ceiling light fittings and uPVC window to the front aspect. There are two additional storage cupboards one having space and plumbing for a washing machine.

Cloakroom

Fitted with a low flush WC and wall mounted hand wash basin, tiled flooring and fully tiled walls.

Dining Room

21' 4" x 13' 0" (6.51m x 3.95m)

With a wall mounted feature electric fire, uPVC windows to the front and side aspect, uPVC glazed door to the side aspect, radiator, TV point, carpet flooring and stairs off to the first floor landing.

First Floor Landing

With loft access having drop down ladders, decorative ceiling light fitting and carpet flooring.

Master Bedroom

18' 1" x 11' 2" (5.5m x 3.40m)

With two uPVC windows to the rear aspect overlooking the beautifully presented rear garden, decorative ceiling light fitting, built-in walk-in wardrobe, radiator, TV point and carpet flooring.

En-suite

6' 0" x 10' 0" (1.83m x 3.05m)

Fitted with a four piece suite comprising of a freestanding roll top bath with a hand held shower head, low flush WC, wall mounted hand wash basin, double shower cubicle with rainfall and hand held shower heads. Fully tiled walls, tiled flooring with electric underfloor heating, decorative ceiling light fitting and chrome heated towel rail.

Bedroom Two

12' 5" x 12' 4" (3.79m x 3.76m)

With a uPVC window to the front aspect, Tv and Bt points, decorative light fitting, radiator and laminate flooring.

Bedroom Three

11' 1" x 8' 11" (3.39m x 2.71m)

With a uPVC window to the front aspect, Bt and Tv points, decorative ceiling light fitting, radiator and laminate flooring.

Bedroom Four

6' 9" x 6' 11" (2.06m x 2.10m)

With a uPVC window to the side aspect, TV point, pendant light fitting and laminate flooring.

Family Bathroom

6' 3" x 6' 7" (1.90m x 2.0m)

Fitted with a three piece suite comprising of a steam shower Jacuzzi bath, pedestal hand wash basin and low flush WC. Obscure uPVC window to the side aspect, fully tiled walls and laminate flooring with underfloor heating.

Externally

The property is entered through wooden gates giving access to the front and side which is gravelled offering ample off road parking.

A wooden gate leads you onto the well-presented rear garden which benefits from: A large veranda with decked flooring and a corrugated roof offering the perfect place to sit back and relax in all weathers.

From the veranda is a well maintained area laid to lawn with mature shrub and tree borders. Positioned privately within the lawn is a splash pool with a thermal cover which is approximately 4.5ft deep at the deepest point and is 10ft wide and 22.5ft in length. Overlooking the splash pool is a bar area which has power and lighting, Tv point, sink and projector.

Behind the summerhouse is a separate garden area which is mainly laid to lawn with shrub borders and a raised fishpond.

Summer House

This self contained summer house provides everything needed to enjoy the advantages of this garden all year round. The main living space within the summer house is fitted with a range of base units having work surfaces over inset with a stainless steel sink and drainer. Additional benefits include space for a 'Range' style cooker, space for an American style fridge freezer. Tiled flooring, ceiling light fittings, Tv and Bt points, windows to the side and front aspect and French doors to the rear garden. Additional to the open plan living space is a snug area which has carpet flooring, ceiling light fitting and a window to the side aspect. Bathroom which is fitted with a double shower cubicle with hand held shower head, low flush WC and pedestal hand wash basin.





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