

Occupation Lane

Edwinstowe

Offers in Excess Of £300,000



Welcome

Situated in the desirable village of Edwinstowe this spacious four-bedroom detached house boasts ample space both internally and externally. In brief the ground floor comprises entrance hall leading to the dining room, lounge, kitchen/diner, utility room, cloakroom and an internal door through to the garage. to the first floor are four generously sized bedrooms and a family bathroom with the master bedroom benefiting from an en-suite. The rear garden overlooks fantastic field views with the front of the property offering ample off-road parking. Viewing is a must to appreciate what this property has to offer.









Chadwells



(Chadwells

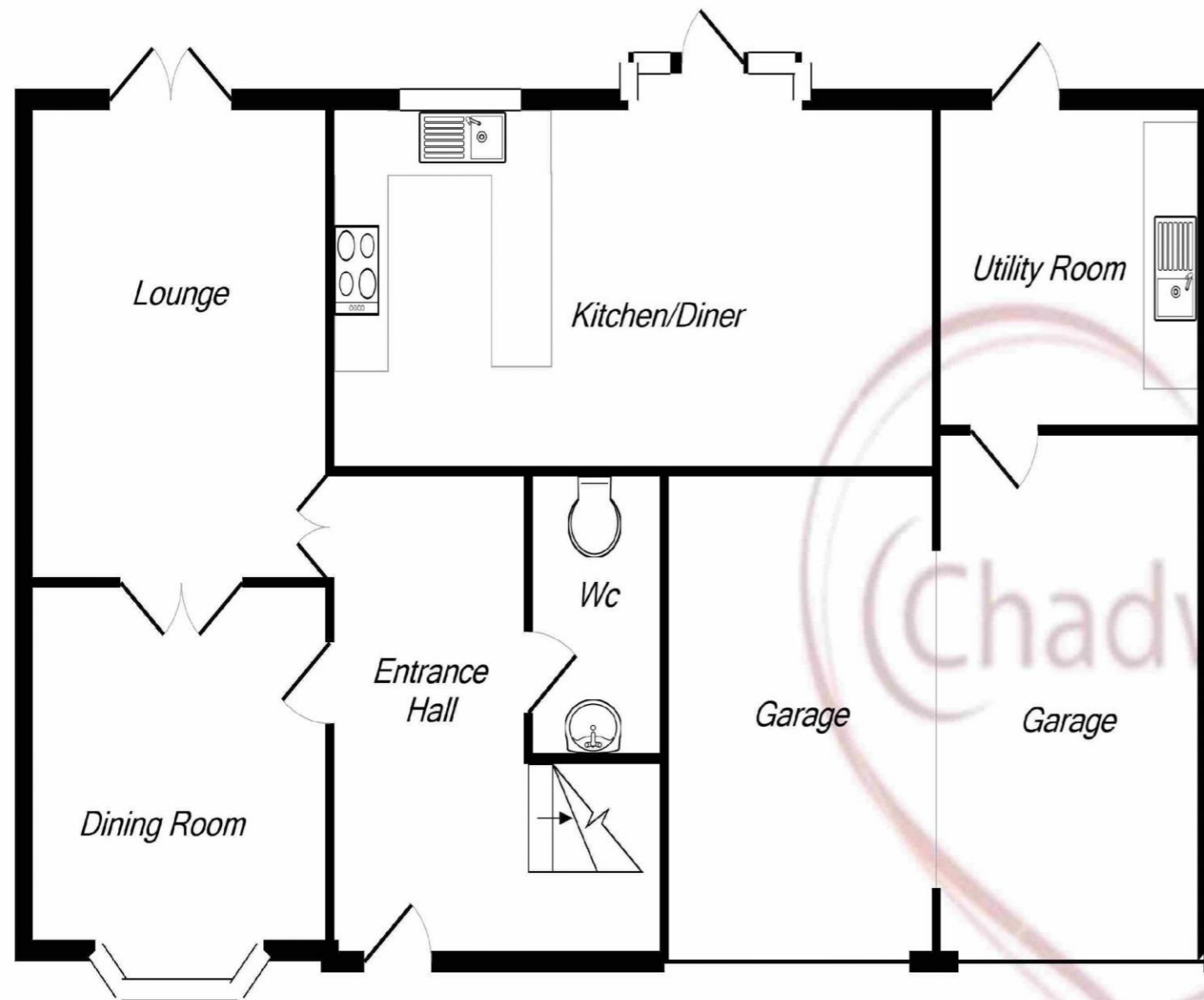


Out and about

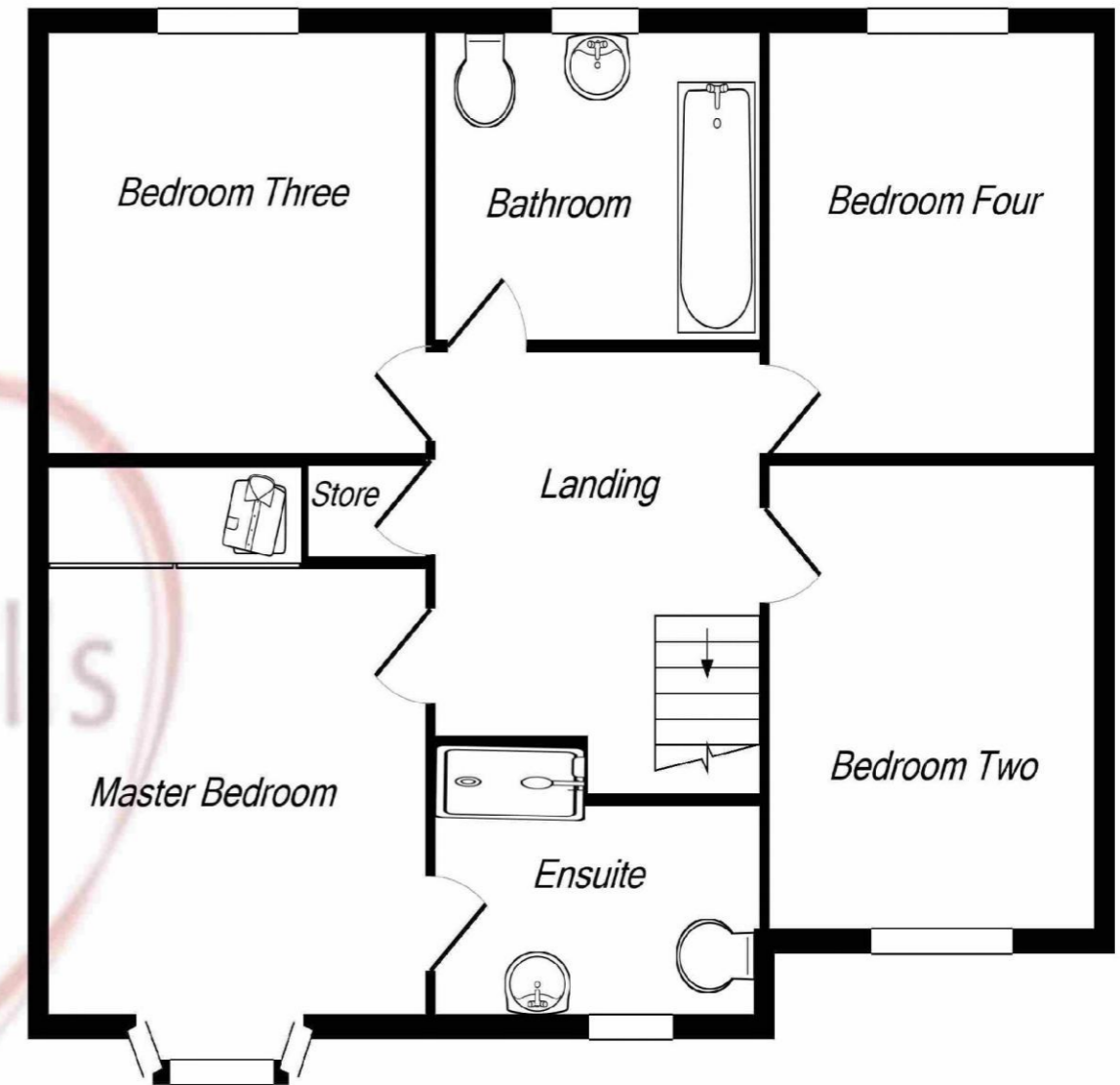
Edwinstowe is a vibrant and busy village with a wonderful array of shops, restaurants and pubs. A number of craft shops including handmade chocolates and a cafe can be found on the outskirts of the village, just past the church, in the Sherwood Forest Art and Craft Centre. Just a 10-minute walk from 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.



- High Standard Finish Throughout
- Desirable Location
- Located Close To All Local Amenities
- Double Garage
- En-suite To Master Bedroom
- Rear Garden With Field Views



Ground Floor
 Approx. Floor
 Area 1145 Sq.Ft.
 (106.4 Sq.M.)



1st Floor
 Approx. Floor
 Area 860 Sq.Ft.
 (79.9 Sq.M.)

Total Approx. Floor Area 2005 Sq.Ft. (186.2 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 ©2019

Step inside...

Entrance Hallway

Accessed through a composite door to the front aspect and having coving to the ceiling, radiator, decorative ceiling light fitting, carpet flooring and stairs off to the first-floor landing.

Dining Room

12' 0" x 12' 4" (3.65m x 3.76m)

With a Bay window to the front aspect, coving to the ceiling, decorative ceiling light fitting, radiator, double doors leading to the lounge and carpet flooring.

18' 0" x 11' 8" (5.48m x 3.55m)

With a feature gas fire having a marble insert, hearth and wood surround. French doors to the rear aspect, coving to the ceiling, decorative ceiling light fitting, radiator, TV point and carpet flooring.

Kitchen/Diner

19' 7" x 10' 5" (5.96m x 3.17m) at widest point

Fitted with a range of matching wall and base units, roll top work surfaces over inset with a cream composite sink, drainer and mixer tap. Additional benefits include an integrated electric oven with gas hob and extractor above and space for under counter fridge. Tiled splash backs, uPVC window to the rear, uPVC glazed door with side panels to the rear aspect, radiator, two ceiling light fittings and tiled flooring.

Utility Room

6' 4" x 5' 9" (1.93m x 1.75m)

Fitted with white base units, roll top work surface over inset with a stainless steel sink, drainer and mixer tap. Additional benefits include space and plumbing for a washing machine, radiator, wall mounted boiler, uPVC door to the rear and tiled flooring.

Cloakroom

Fitted with a low flush WC and pedestal hand wash basin. Ceiling light fitting, radiator and carpet flooring.

First Floor Landing

With built in storage, ceiling light fitting, loft access and carpet flooring.

Master Bedroom

18' 6" x 12' 2" (5.63m x 3.71m) into the bay

With Bay window to the front aspect, built in wardrobes, pendant light fitting, radiator and carpet flooring.

En-suite

Fitted with a three-piece suite comprising of a shower enclosure with mains fed shower, pedestal hand wash basin and low flush WC. Built in storage, obscure uPVC window to the front aspect, ceiling extractor fan, ceiling light, radiator and vinyl flooring.

Bedroom Two

12' 4" x 8' 1" (3.76m x 2.46m)

With uPVC window to the front aspect, radiator, pendant light fitting and carpet flooring.

Bedroom Three

11' 10" x 7' 3" (3.60m x 2.21m)

With uPVC window to the rear aspect overlooking stunning field views, pendant light fitting, radiator and carpet flooring.

Bedroom Four

10' 2" x 8' 2" (3.10m x 2.49m)

With uPVC window to the rear aspect, pendant light fitting, radiator and carpet flooring.

Family Bathroom

Fitted with a three-piece suite comprising of panelled bath with shower over, pedestal hand wash basin and low flush WC. Obscure window to the rear aspect, radiator, ceiling extractor fan, ceiling light fitting, part tiled walls and vinyl flooring.

Externally

The front of the property offers ample off-road parking and also benefits from a lawned area. The rear of the property is fully enclosed and benefits from a patio area and has shrub borders overlooking the fantastic field views.

Garage

Double garage to the front with two metal up and over doors to the front aspect. Internally the garage benefits from power and lighting.





Chadwells



Chadwells

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

The logo for Chadwells Estate & Letting Agents. It features a large, stylized red letter 'C' on the left. To the right of the 'C', the word 'Chadwells' is written in a red, serif font. Below 'Chadwells', the words 'Estate & Letting Agents' are written in a smaller, red, sans-serif font.

Chadwells
Estate & Letting Agents