

Thoresby Drive

Edwinstowe

Offers in Excess of £200,000



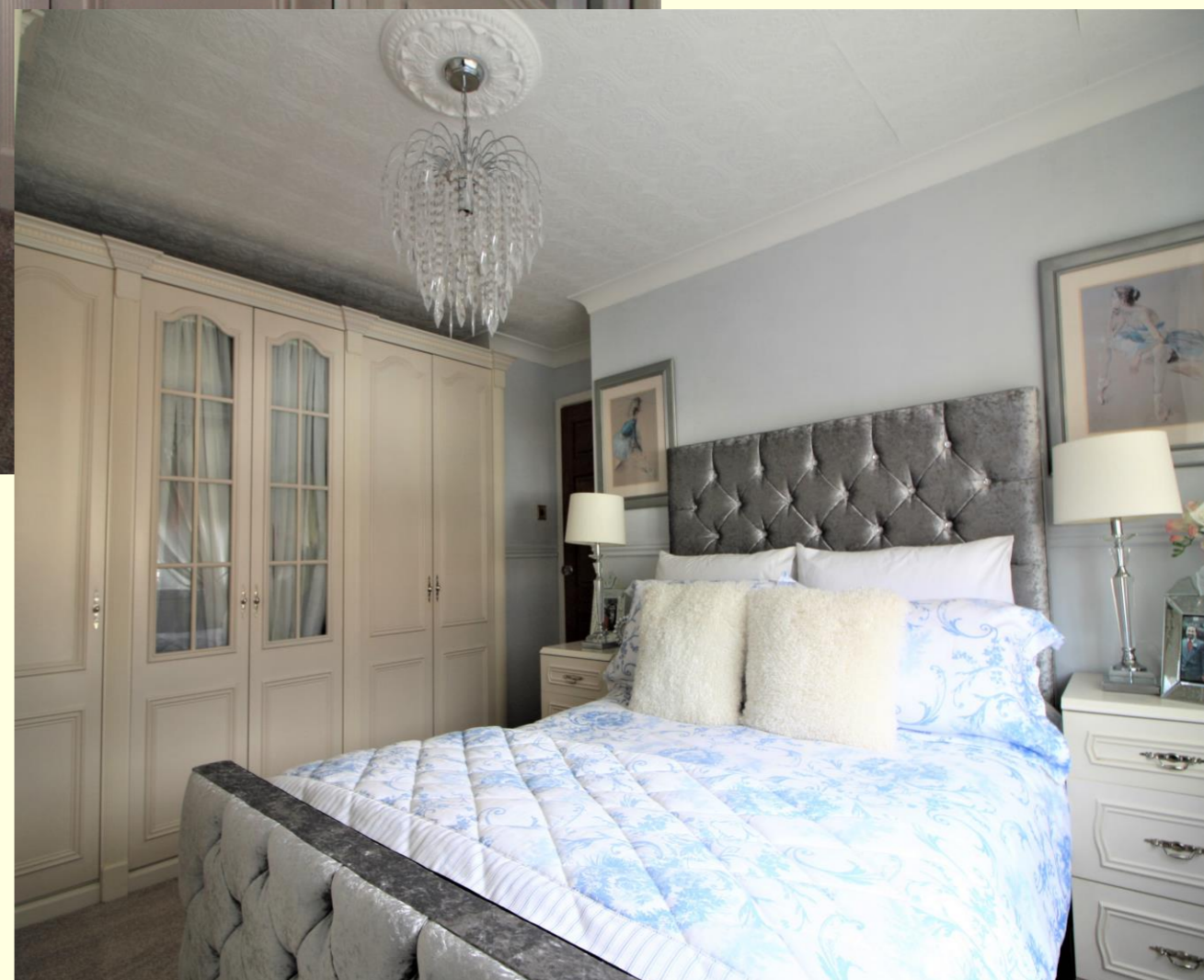
Welcome

Sit proudly within Edwinstowe Village this immaculately presented three bedroom property would make the perfect family home and really is one not to be missed. Internally the ground floor is elegantly presented and comprises of a large lounge, modern fitted kitchen/diner and a cosy conservatory overlooking the well maintained rear garden. To the first floor are three well proportioned bedrooms and a stunning shower room. As well as the impressive internal this property boasts ample off road parking to the driveway, which in turn gives access to the single garage. A single iron gate to the side providing access to the rear garden which is spacious and offers ample seating area along with a beautiful lawn area. Internal inspection is a must to appreciate the true beauty throughout this property, contact our office today to avoid missing out.









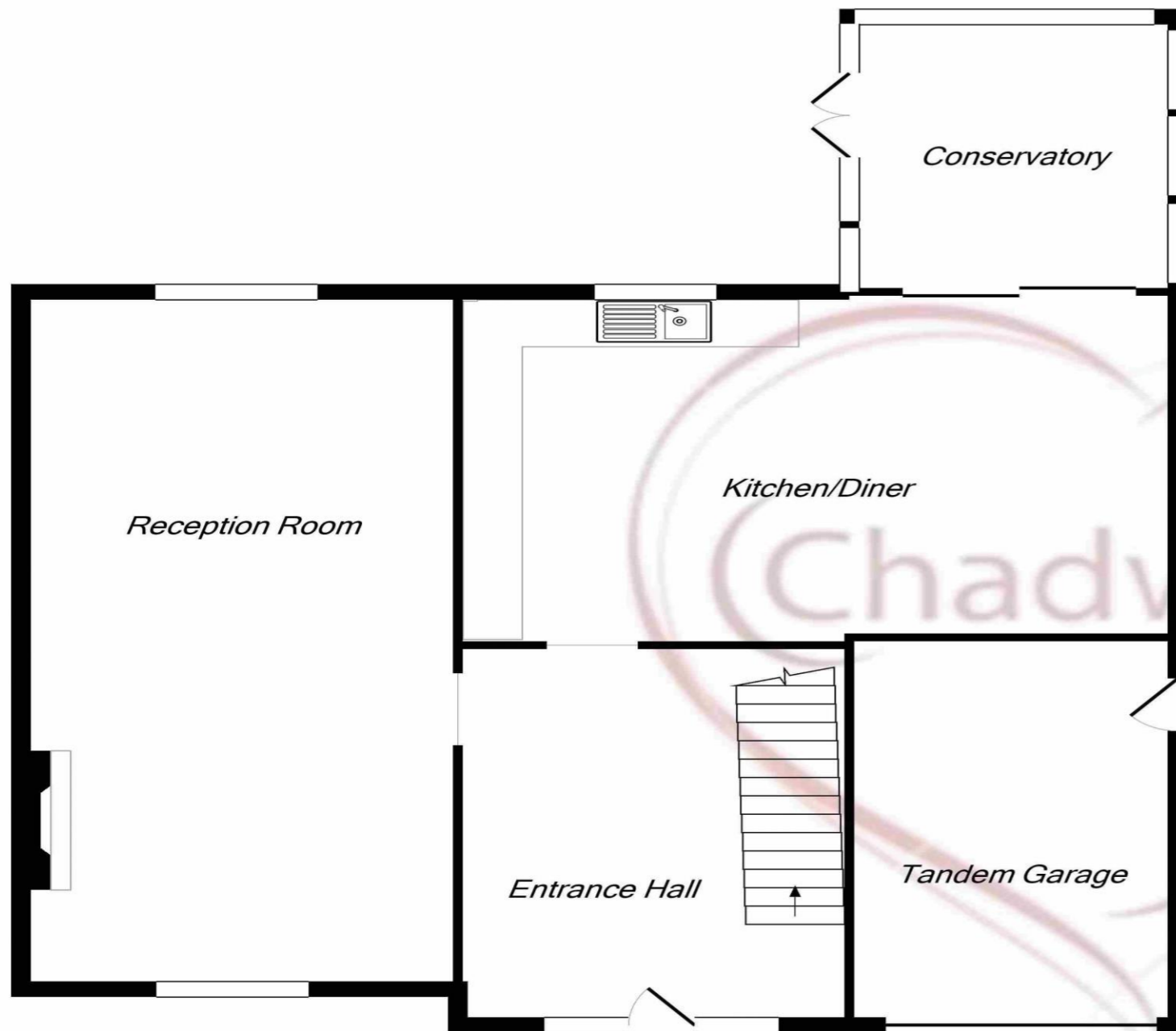


Out and about

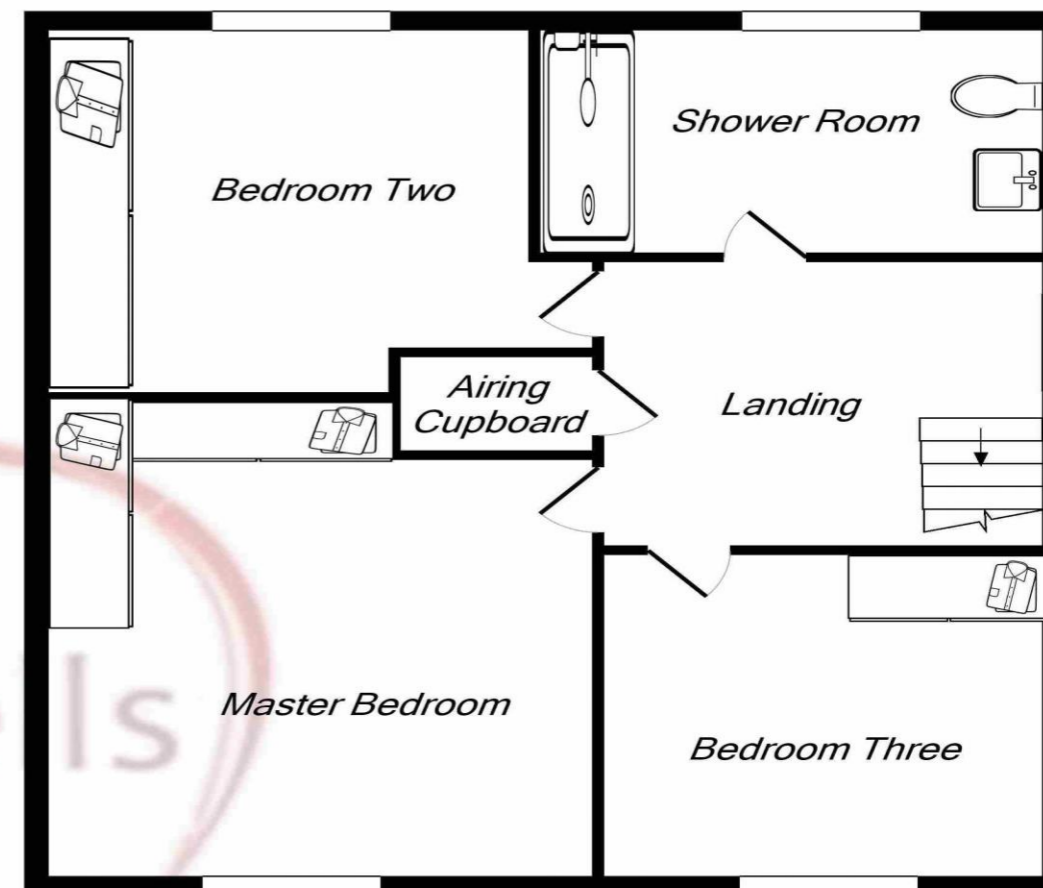
Edwinstowe is a vibrant and busy village with a wonderful array of shops, restaurants and pubs. A number of craft shops including handmade chocolates and a cafe can be found on the outskirts of the village, just past the church, in the Sherwood Forest Art and Craft Centre. Just a 10 minute walk from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



- Desirable Location Close To Countryside Walks.
- Modern Shower Room
- Gas Central Heating
- Double Glazing Throughout
- Garage And Ample Off Road Parking To The Front



Ground Floor
Approx. Floor
Area 1285 Sq.Ft.
(119.4 Sq.M.)



1st Floor
Approx. Floor
Area 797 Sq.Ft.
(74.0 Sq.M.)

Total Approx. Floor Area 2082 Sq.Ft. (193.4 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...

Entrance Hallway

13' 9" x 6' 3" (4.183m x 1.913m)

This impressive entrance hall is accessed through a composite uPVC door with glazed side panels to the side and having laminate flooring, under stairs storage cupboard, ornate wall shelf, decorative ceiling light fitting, radiator and stairs off to the first-floor landing.

Lounge/Diner

23' 8" x 10' 0" (7.203m x 3.052m)

This large front to rear reception room benefits from a feature fire having a marble insert, hearth and wooden surround. Two decorative rose ceiling light fittings, uPVC windows to the front and rear aspect, two radiators, TV point, coving and laminate flooring.

10' 1" x 16' 8" (3.062m x 5.083m)

Fitted with a range of contrasting high gloss wall and base units having wood square edged work surfaces over inset with a cream composite sink, drainer and mixer tap. Additional benefits include an integrated fridge freezer, washing machine, electric oven and gas hob. Cream brick effect tiled splash backs, decorative ceiling lights, wall mounted thermostat, radiator, under stairs storage cupboard and tiled flooring.

Conservatory

9' 0" x 7' 6" (2.732m x 2.283m)

Offering the perfect space to kick back and appreciate the views of the rear garden and benefiting from uPVC french doors, Tv point, self cleaning roof, electric heater, decorative ceiling light and laminate flooring.

First Floor Landing

With uPVC window to the side aspect, airing cupboard, radiator, loft access, ornamental wall shelf and carpet flooring.

Master Bedroom

13' 3" x 10' 4" (4.035m x 3.141m)

Fitted with a range of wardrobes, coving to the ceiling, radiator, uPVC window to the front aspect, decorative rose ceiling light and carpet flooring.

Bedroom Two

10' 0" x 12' 5" (3.055m x 3.78m)

Fitted with built in wardrobes, coving to the ceiling, uPVC window to the rear aspect, decorative ceiling light fitting and carpet flooring.

Bedroom Three

8' 6" x 8' 4" (2.582m x 2.535m)

With a built-in wardrobe, uPVC window to the front aspect, coving to the ceiling, radiator, pendant light fitting and carpet flooring.

Shower Room

5' 4" x 8' 5" (1.616m x 2.568m)

Fitted with a modern three-piece suite comprising of a large raised walk in electric power shower, low flush Wc and hand wash basin set within a vanity unit. Obscure uPVC window to the rear aspect, decorative ceiling light fitting, fully tiled walls and flooring.

Garage

Tandem garage with a metal up and over door to the front aspect, single door giving access to the side, power and lighting.

Externally

The front of the property is block paved offering ample off-road parking with stone chip borders and a single iron gate to the side giving access to the rear. The rear of the property is beautifully presented and fully enclosed. Featuring a large patio area to the top with steps down to the lawn which also benefits from raised flower beds planted with mature shrubs. Additional seating can be found at the bottom of the garden on a further patio area with an external power point.







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