



*Fourth Avenue*

*Edwinstowe*



£190,000

**Chadwells**  
Estate & Letting Agents





*A well presented and maintained property with an abundance of space on offer.....*





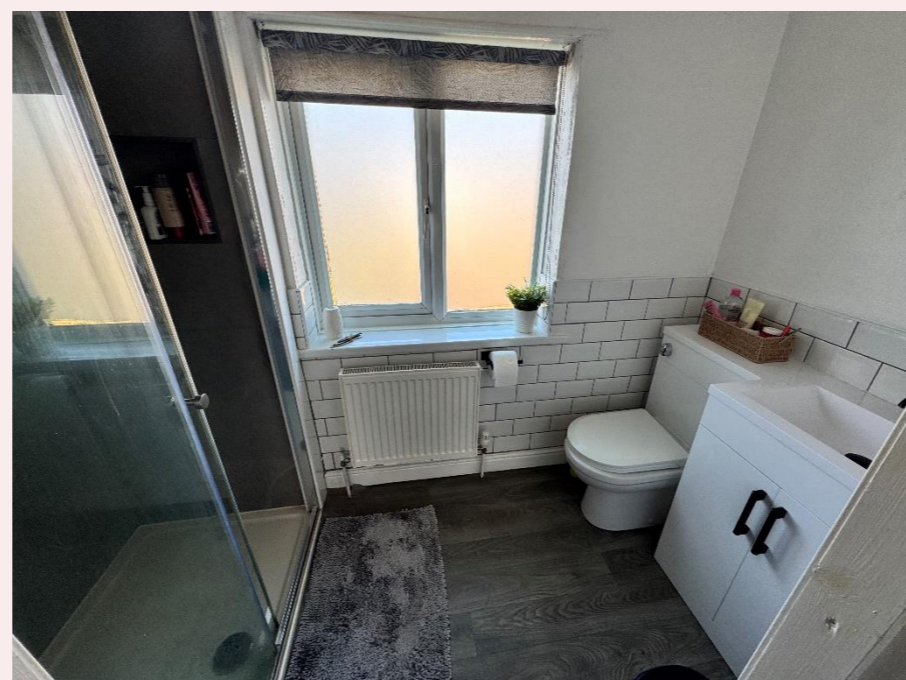
*Fourth Avenue*





# *Welcome*

A well presented and maintained property with an abundance of space on offer.... A well loved and cherished family home. Offering great living accommodation throughout, comprising kitchen, lounge, conservatory, three bedrooms, utility room, en suite to the master and family bathroom. The rear garden is private and has a brick built storage shed. This property has really been carefully planned for practical living solutions and storage offered in almost every room. This is a must see, be quick it wont be around for long!



# Step inside...

## Entrance Hall

With laminate flooring, doors off to the lounge, door to the kitchen and stairs off to the first floor.

## Kitchen 17' 9" x 7' 11" (5.41m x 2.41m)

The kitchen is fitted with wall and base units finished with solid wood doors. Rolltop work surfaces, tiled splash backs, integrated electric ovens, microwave, gas hob with extractor above, fridge/ freezer and dishwasher. A UPVC window to the front aspect and single glazed to the rear. An archway leads to the conservatory and a door leading to the WC. A door also leads to under stairs storage.

## Lounge 17' 9" x 10' 11" (5.41m x 3.32m)

The lounge has laminate flooring, two radiators, a UPVC window to the front aspect, UPVC doors into the conservatory and TV point. A focal fire place with gas insert, stone hearth and wood surround.

## Conservatory 14' 3" x 10' 10" (4.34m x 3.30m)

The conservatory has laminate flooring, french doors leading to the lounge, archway leading to the kitchen, UPVC french doors to the rear garden, radiator and TV point.

## First Floor Landing

The landing has doors leading to the master bedroom, bedroom two, utility room and family bathroom. Loft access and carpet flooring.

## Master Bedroom 14' 1" x 8' 9" (4.29m x 2.66m)

The master bedroom has carpet flooring, built in store cupboards, radiator and UPVC window to the front aspect. A door leads to the En suite.

## En suite 8' 9" x 4' 3" (2.66m x 1.29m)

A double shower cubicle with rain forest style mains fed shower, hand wash basin and WC set into a vanity unit. Tiled splash backs, radiator and obscure window to the rear.

## Bedroom Two 9' 6" x 8' 9" (2.89m x 2.66m)

With carpet flooring, radiator, built in storage and TV point.

## Utility room 8' 8" x 8' 1" (2.64m x 2.46m)

With carpet flooring, space and plumbing for washing machine and dryer. Wall units and rolltop work surfaces. Store cupboard, window to the rear and stairs to the loft bedroom.

## Family bathroom 5' 11" x 4' 5" (1.80m x 1.35m)

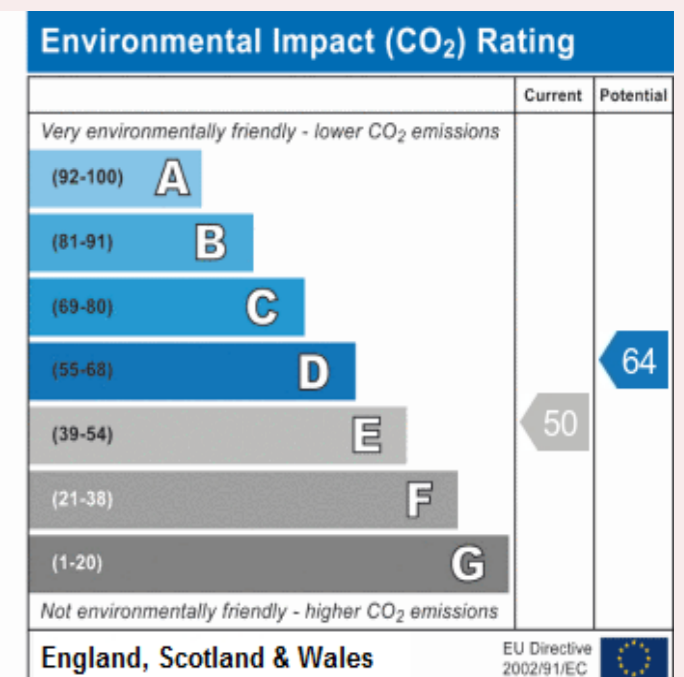
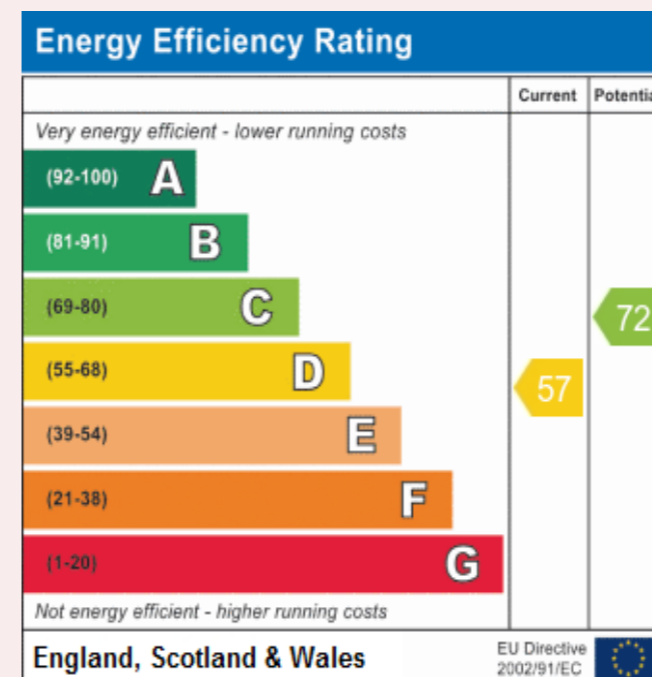
The fully tiled bathroom is fitted with a three quarter bath with electric shower above and folding glass shower screen door. Hand wash basin and WC set into vanity unit and wall mounted store cupboard and mirror. Vinyl flooring.

## Loft bedroom 16' 5" x 8' 10" (5.00m x 2.69m)

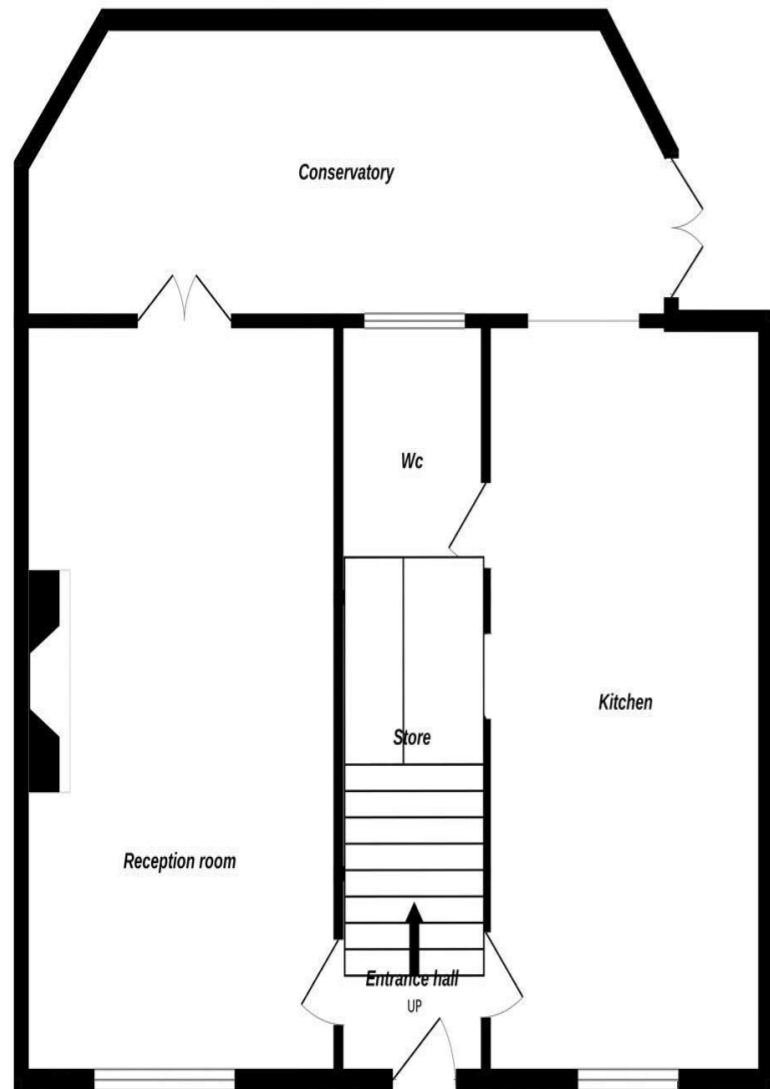
The loft has been converted to a bedroom, carpet flooring, radiator and TV point. Two skylight windows, built in storage and stairs down to the utility room.

## Outside

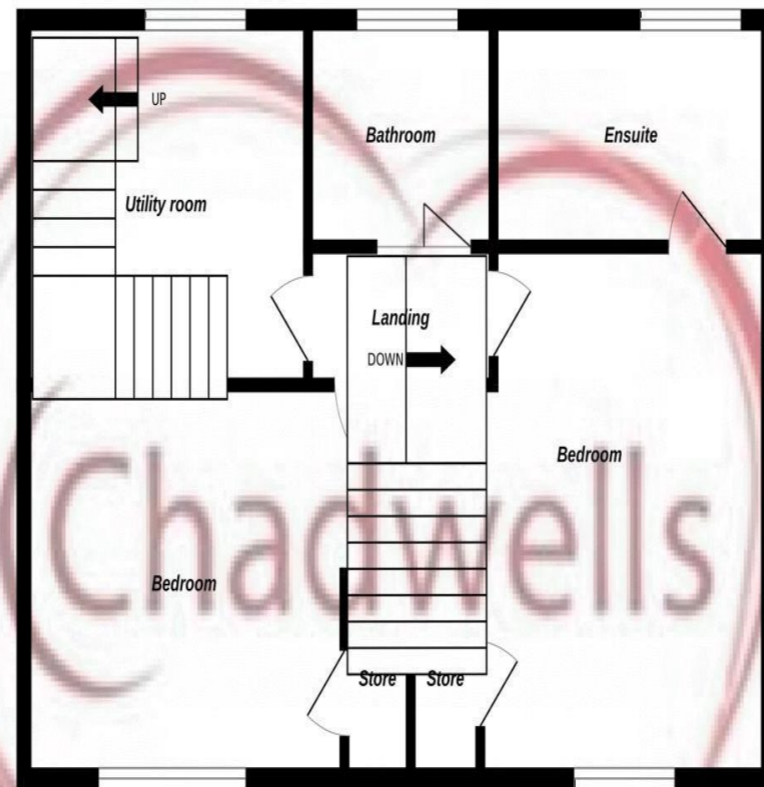
The front garden is laid to stone chippings, with steps leading to the front door. A private driveway laid to stone chippings leads to purpose. The rear garden is mainly laid to lawn and has a green house, and an array of mature shrubs and trees.



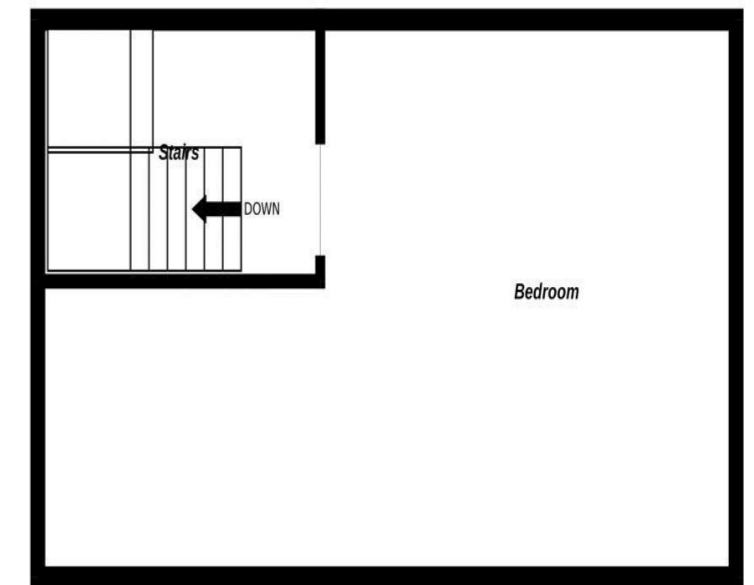
Ground Floor



1st Floor



2nd Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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