



*Rufford Road*

*Edwinstowe*



£450,000

**Chadwells**  
Estate & Letting Agents





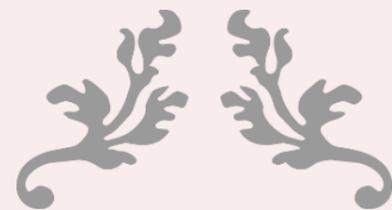
Stunning Character Property But  
Just Wait Until You See The  
Garden.....





*Rufford Road*





# Welcome

This family home is on the market for the first time in nearly sixty years, being in the same family ownership for that period. This beautifully presented three bedroom detached home sits in the popular village of Edwinstowe. Located close to all local amenities including the High Street which offers an array of local establishments, and the famous Sherwood Forest is only a stone throw away to enjoy a peaceful walk. Internally the property boasts a spacious kitchen diner and conservatory. Welcoming lounge with exposed beams, brick feature fireplace with working gas fire. Dining area with feature fireplace and gas fire. The conservatory with heated tile flooring and French doors overlooking the well-established garden. Three bedrooms, one ensuite and a family bathroom on the first floor. Externally the property benefits from a beautiful garden with an array of mature shrubs and additional patio areas, summer house, garden shed, off road parking to the driveway and garage. Viewings are a must to appreciate all this property has to offer. contact our office today to avoid missing out!



# Step inside...

## **Entrance Porch** 5' 2" x 4' 6" (1.571m x 1.372m)

The property is entered from the front porch through a Upvc door, with Upvc window's to the side aspect, tiled flooring and doorway into the dining area.

## **Sitting/Dining Room** 11' 6" x 15' 3" (3.515m x 4.660m)

With a bay window to the front elevation and window to the side, carpet flooring, wood door to the lounge. Further access into the kitchen and conservatory. Stairs to first floor.

## **Lounge** 19' 4" x 11' 11" (5.893m x 3.626m)

With brick feature fireplace, Jotul wood effect gas burner and window to the rear aspect, Upvc window to the front elevation and wooden glass door into the rear garden.

## **Kitchen** 18' 3" x 13' 0" (5.568m x 3.967m)

Complete with a range of wall cabinets and base units, ceramic tiled flooring, inset sink and drainer, all essential integrated appliances and space for washing machine. Fitted with window to the side aspect and stable door leading outside. There is also a built in Pantry, which provides a useful food storage area and houses the boiler. With access to the conservatory.

## **Conservatory** 14' 3" x 13' 0" (4.355m x 3.964m)

Amdega Conservatory with surrounding double glazed windows, underfloor heating and French doors to the rear elevation.

## **First Floor Landing**

## **Master Bedroom** 19' 5" x 9' 0" (5.929m x 2.736m)

Having carpet flooring, radiator, window to front elevation and two windows to the rear aspect.

## **Bedroom Two** 21' 1" x 8' 11" (6.424m x 2.724m)

With windows to the side aspect and rear, This bedroom also benefits an elevated seating area. Having carpet flooring, pendant light fixture and radiator.

## **Bedroom Two Ensuite**

Double glazed window, low flush WC, hand wash basin, shower cubicle, radiator and tiled flooring.

## **Bedroom Three** 8' 5" x 12' 4" (2.570m x 3.758m)

With wash hand basin, built in storage cupboard, carpet flooring, radiator and window to front elevation

## **Family Bathroom** 7' 8" x 5' 11" (2.335m x 1.816m)

Three piece suite fitted with a wash hand basin, low flush WC and double shower, with window to the rear elevation and storage cupboard.

## **Outside**

The property sits on three quarters of an acre plot. Mainly laid to lawn, summer house, garden shed, patio area, outside WC and garage. Ample space for multiple cars on the side and front aspect which has gated access from the road. With fenced boundaries for added privacy this garden is perfect to relax and enjoy in the warmer months!

## **Summer House** 7' 6" x 11' 6" (2.281m x 3.495m)

## **Garage**

Single garage, electric door and workshop to the rear.

Ground Floor

1st 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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property, give us a call.

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