



*Overman Drive*

*Edwinstowe*



Offers in the Region Of £365,000

**Chadwells**  
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*With a modern and contemporary layout throughout... Viewings highly recommended.*





*Overman Drive*





With a modern and contemporary layout throughout...Viewings highly recommended.....This beautiful four bedroom spacious detached property is nestled in the heart of Sherwood Forest. Thoresby Vale is a brand-new community in the town of Edwinstowe. You will be surrounded by a 350-acre county park, offering plenty of open space for walking, as well as two play areas on the development. You will be close to all your local amenities, excellent transport links, OFSTED rated schools. It is positioned in the village of Edwinstowe and within easy reach of the town centre. ***The accommodation is finished to a superb standard and comes complete with an upgraded kitchen, fitted carpets, blinds and shutters to each window.*** It also occupies a delightful plot the whole family will love!

The ground floor offers a spacious and bright living room with a bay window that allows a wealth of natural light through. Moving into the open plan kitchen/diner/family room which is fitted with a stunning range of gloss floor and wall units together with all essential integrated appliances. The dining area is further complemented by patio doors which helps to bring the outside in, making this a fabulous entertaining space. Finally, the ground floor also offers you a handy utility room, additional storage cupboard and downstairs WC.

Heading upstairs, you will be welcomed to four double well-maintained bedrooms. The master has the advantage of its own private ensuite facility and built in wardrobes. Furthermore, you'll find a generously sized bathroom just off the landing comprising of a stylish four piece suite and contemporary tiling.

Externally the front garden offers a low maintenance lawned area together with a double driveway and single garage which provides ample off-street parking. There is a spacious garden to the rear with patio seating area, lawn and fence surround. A perfect setting to take advantage of with family and friends. Don't hesitate....Call our office now to make an appointment today to avoid disappointment.



# Step inside...

## **Entrance Hallway** 15' 11" x 6' 2" (4.85m x 1.87m)

Enter through composite door into a bright and spacious hallway. Laminate flooring, ceiling light, radiator, storage cupboard, cloakroom and stairs giving access to first floor.

## **Cloakroom** 5' 7" x 2' 10" (1.7m x 0.86m)

Fitted with white pedestal hand wash basin and low flush WC. Laminate flooring, radiator, extractor fan and ceiling light.

## **Living Room** 17' 5" x 10' 7" (5.32m x 3.23m)

Light and airy living room offering ample space. Bay window to the front elevation, allowing a wealth of natural daylight to flow through. Carpet flooring, radiator and two ceiling lights.

## **Kitchen/Diner/Family Room** 15' 7" x 21' 2" (4.76m x 6.45m)

A great open space for entertaining and family time. Complete with a range of gloss wall and base units with integrated fridge/freezer, dish washer, 5 ring gas hob, extractor fan and double electric oven. Marble effect worktops with inset stainless steel sink/drainage and mixer taps. Spot lights in ceiling and lights fitted at base of kitchen cabinets. There is plenty of space for a dining table and family seating area. All of which is complemented by windows to both sides and the rear of the property, along with patio doors giving access to the garden.

## **Utility room** 8' 2" x 6' 2" (2.50m x 1.87m)

Fitted with a range of gloss wall and base units, marble effect worktop. Space and plumbing for a washing machine and tumble dryer. Cupboard housing boiler and an external white composite door to the rear. Spot lights in ceiling and lights fitted at base of kitchen cabinets.

## **First Floor Landing**

With a fitted carpet, loft hatch, radiator and storage cupboard.

## **Master bedroom** 11' 10" x 17' 0" (3.60m x 5.18m)

With carpeted flooring, radiator, two built in wardrobes, two windows to front elevation and access to an en-suite.

## **En-suite** 6' 4" x 7' 4" (1.92m x 2.24m)

Three piece suite including a white pedestal hand wash basin, low flush WC and walk in shower. Ladder radiator, ceiling spot lights and laminate flooring.

## **Family Bathroom** 10' 2" x 6' 11" (3.10m x 2.10m)

Four piece suite comprising of white pedestal wash basin, low flush WC, bath and double walk in shower. Laminate flooring, large stainless steel ladder radiator, extractor fan, ceiling spotlights and obscure window to rear elevation.

## **Bedroom Two** 13' 7" x 10' 4" (4.15m x 3.16m)

With carpeted flooring, radiator and a window to front elevation.

## **Bedroom Three** 11' 7" x 11' 3" (3.53m x 3.42m)

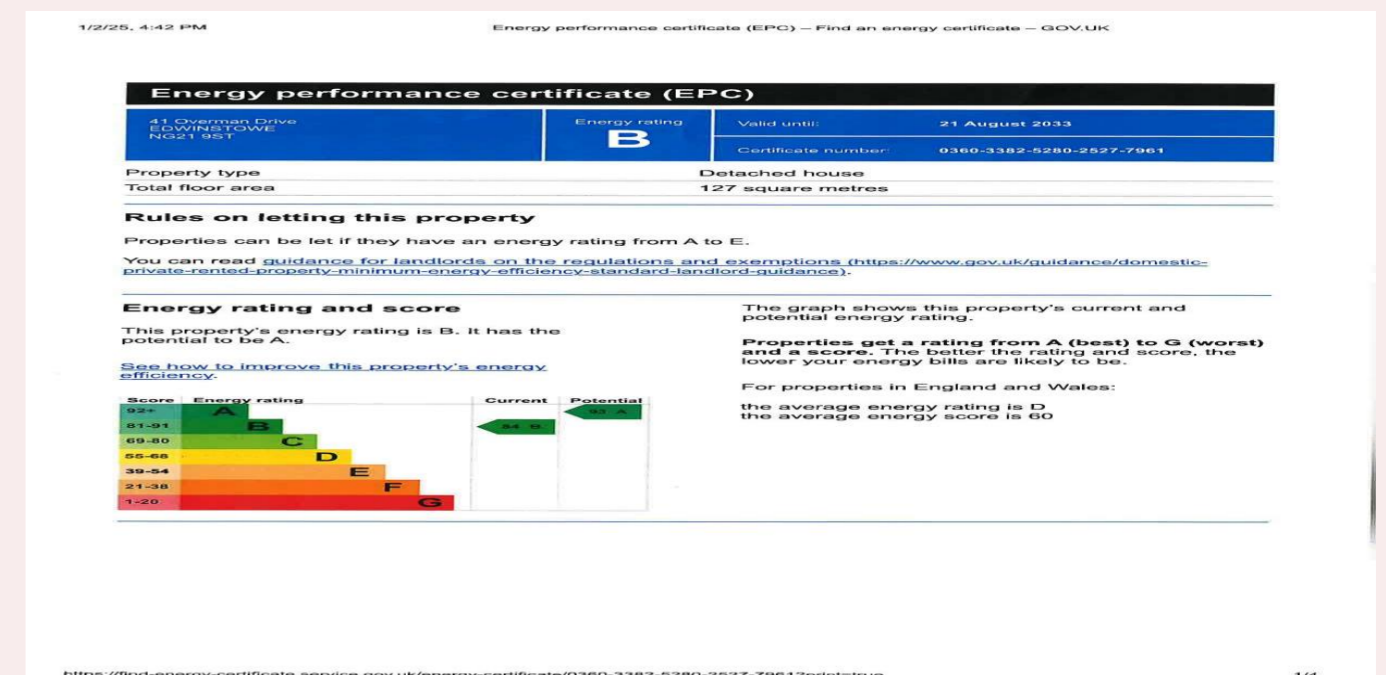
With carpeted flooring, radiator and a window to the rear elevation.

## **Bedroom Four** 13' 3" x 10' 11" (4.03m x 3.34m)

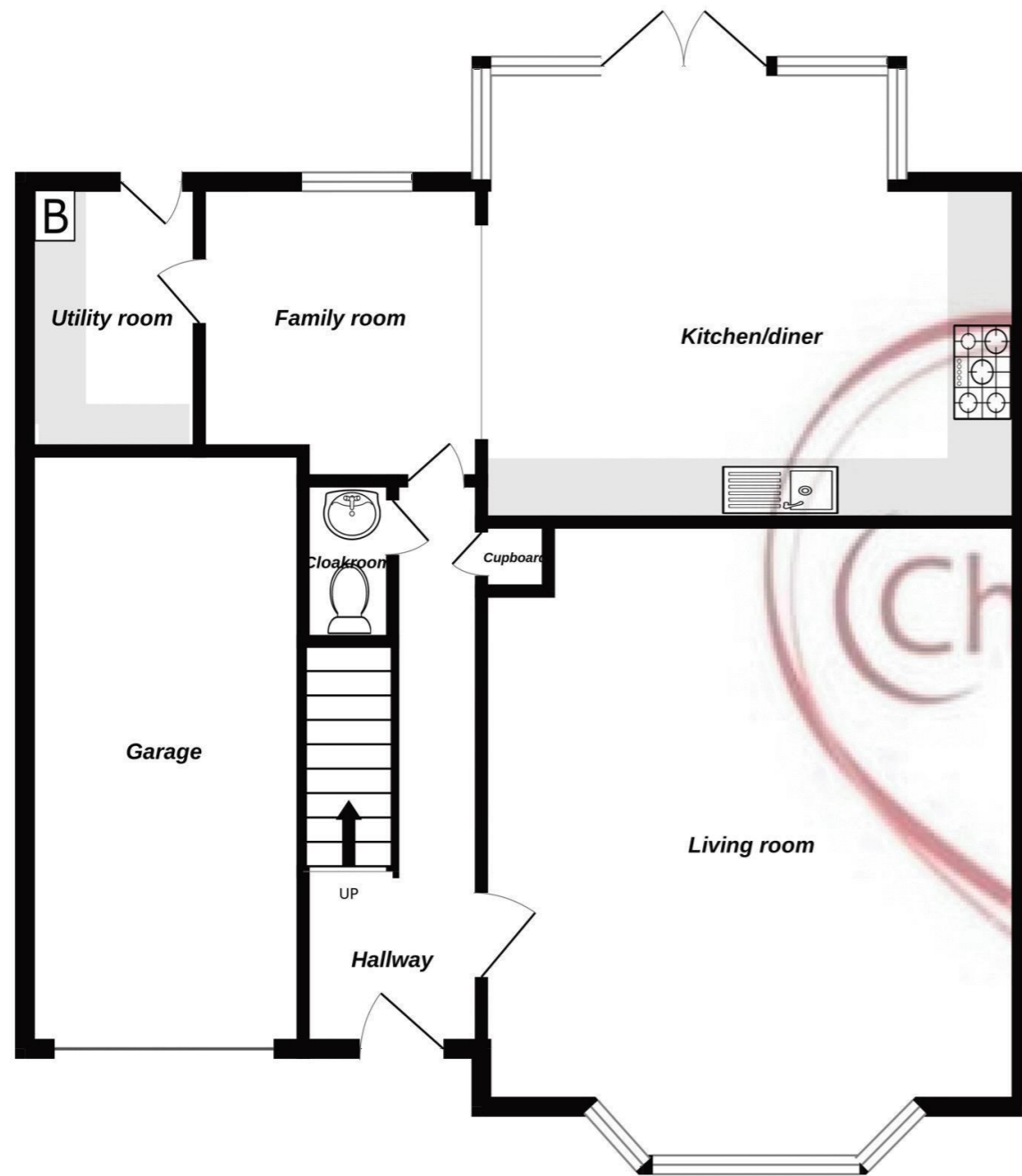
With carpeted flooring, two radiators and a window to the rear elevation.

## **Externally**

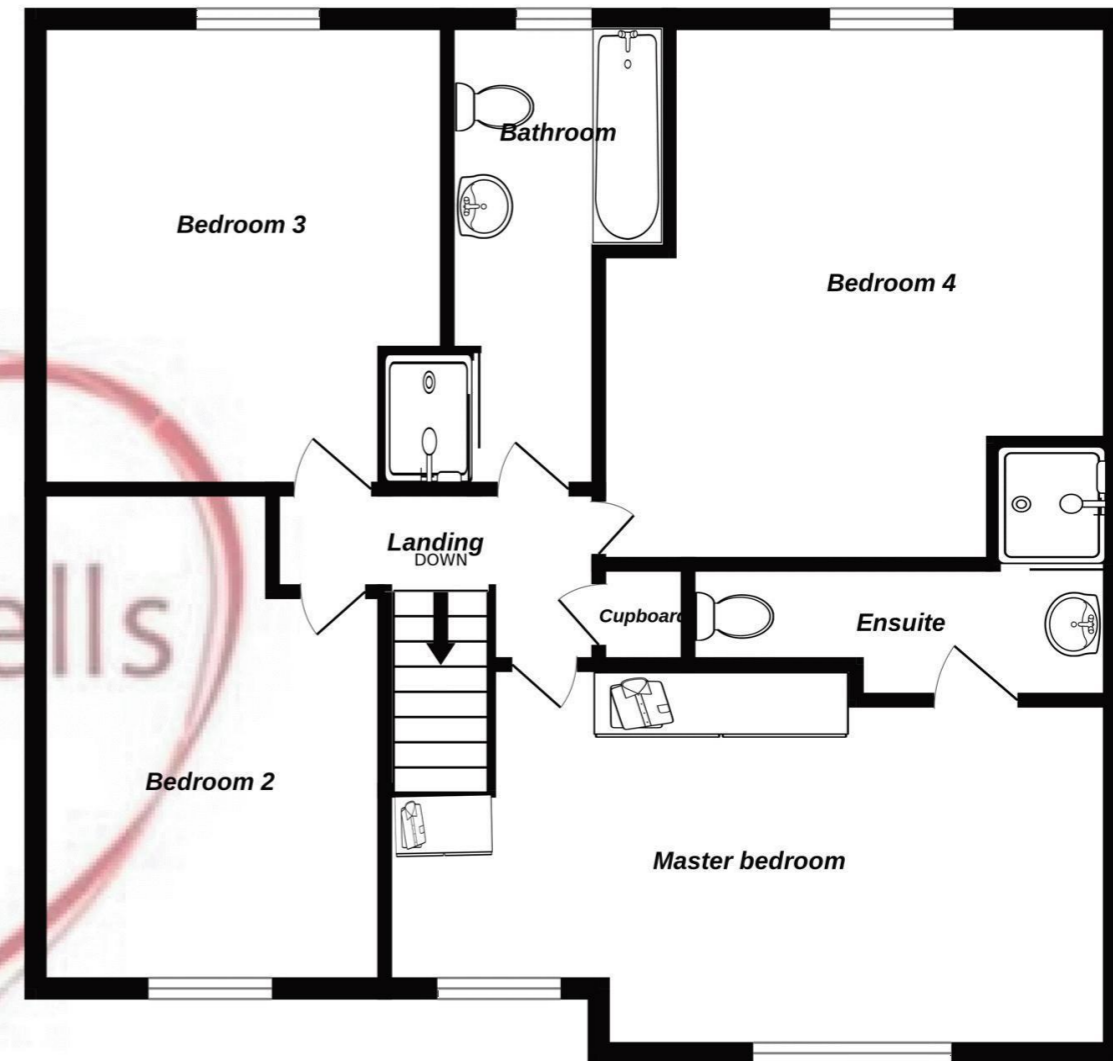
Low maintenance lawn to the front of the property with a spacious double driveway which leads to a single garage. To the rear of the property you will find an enclosed garden which is mainly laid to lawn



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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