



*Lidgett Lane*

*Thorsby Vale*



Offers in the Region Of £425,000

**Chadwells**  
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33







*Your new 'executive' family home  
awaits you.... Viewings are an  
absolute must!*







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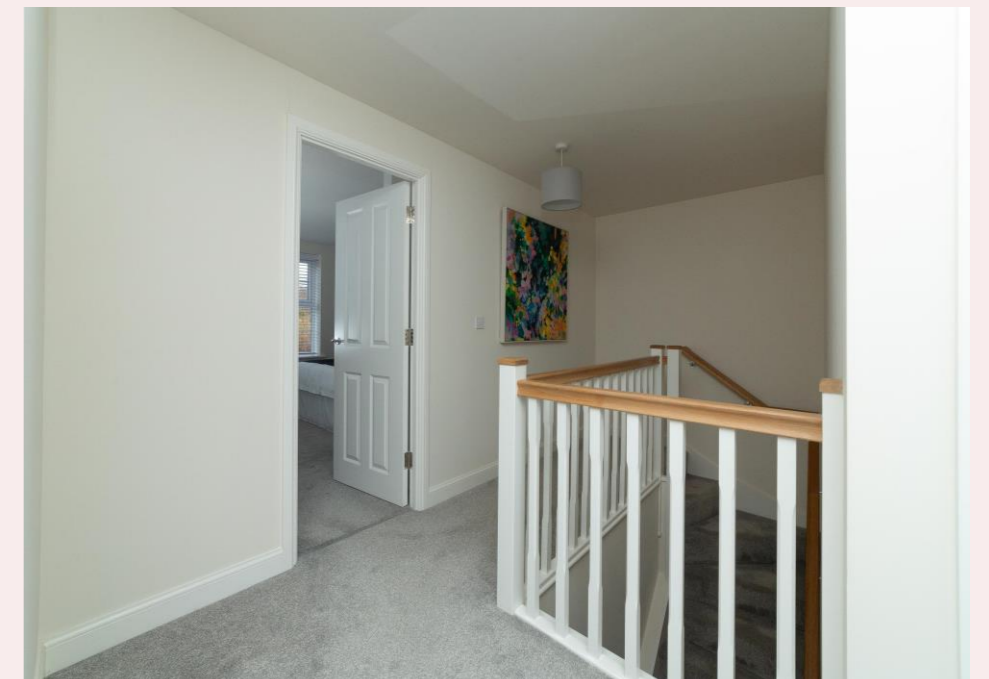
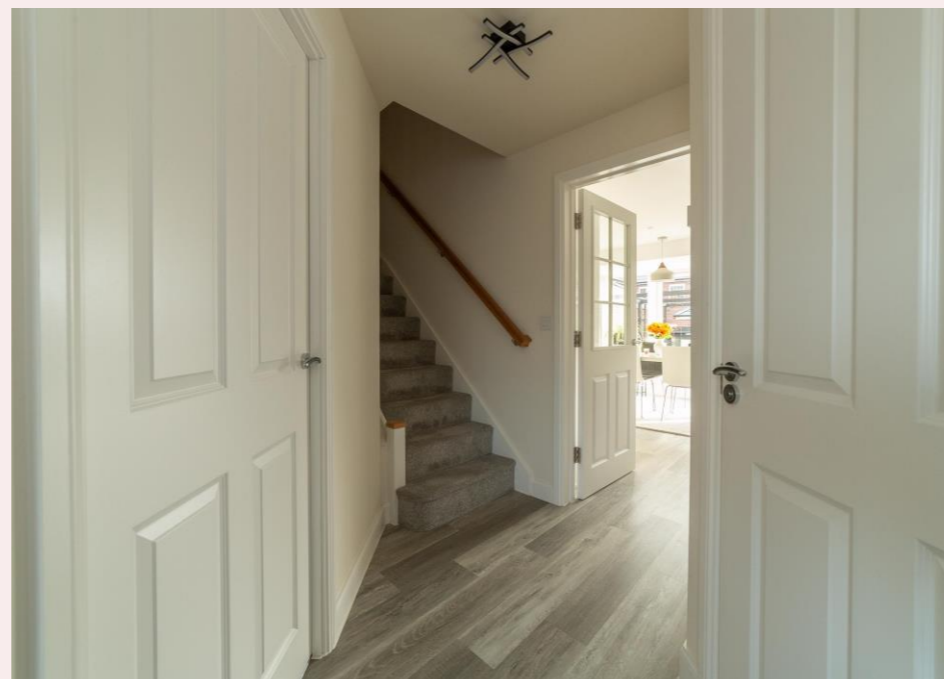






# *Welcome*

Prepare to fall in love with this wonderful four bed detached family home. Nestled in the heart of Sherwood Forest, Thoresby Vale is a brand-new community situated just a short walk from the thriving village of Edwinstowe. You'll 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'll be close to all your local amenities, excellent transport links and OFSTED rated 'Good' schools. Built by DWH this impressive 'Exeter' detached family home offers a wealth of space throughout and boasts a large open plan kitchen/living area complete with high quality fixtures and fittings, utility room and spacious separate lounge. Four well proportioned bedrooms with the master having an ensuite shower room, and a family bathroom complete with a four piece suite. Viewings are an absolute must!



# Step inside...

## Entrance Hallway

Enter through the composite door into the entrance hallway, with Amtico flooring, radiator, stairs off to the first floor, and doors leading to the lounge, open plan living kitchen, cloakroom and store cupboard.

## Open Plan Kitchen/ Living Area 15' 5" x 19' 4" (4.70m x 5.90m)

Continuing with the Amtico flooring from the entrance hallway. The open plan kitchen/living area is a spacious room fitted with high quality white wall, base and drawer units, roll top work surfaces with inset composite sink, drainer and mixer tap. Integrated fridge/freezer, double oven, dishwasher, five ring Electrolux hob with extractor fan over. There is space for a large dining table and additional lounge area, all of which are complemented by patio doors leading to the rear garden.

## Utility room 5' 7" x 10' 4" (1.69m x 3.15m)

Fitted with high quality white wall, base units that compliment the kitchen and continuing with the Amtico flooring. There is space and plumbing for both a washing machine and tumble dryer, wall mounted combi boiler, ceiling light, radiator and composite door to rear garden.

## Cloakroom 4' 11" x 5' 5" (1.49m x 1.64m)

White two piece suite consisting of low flush W/C and pedestal wash basin, radiator, ceiling light, extractor fan and access to a handy storage cupboard.

## Living Room 15' 0" x 12' 6" (4.56m x 3.82m)

Bright and spacious living room offering ample space. Bay window to the front elevation and uPVC window to side elevation, allowing a wealth of natural daylight to flow through. Stainfree carpet flooring, radiator, ceiling light and door leading to understairs storage.

## First Floor Landing

With carpet flooring, doors leading to the four double bedrooms and family bathroom. Storage cupboard, loft access, ceiling lights and radiator.

## Master bedroom 12' 2" x 12' 8" (3.70m x 3.85m)

With carpet flooring, radiator, built in wardrobes, ceiling lights, door leading to the en-suite bathroom and uPVC window to the front aspect.

## En-suite 12' 8" x 5' 7" (3.85m x 1.71m)

The en-suite bathroom is fitted with a double walk in shower with glass enclosure, low flush W/C and hand wash basin. Ceiling light, extractor fan, shaver point, ladder style radiator, Amtico flooring and obscure window to the front aspect.

## Bedroom 2 11' 4" x 13' 9" (3.46m x 4.19m)

With carpet flooring, built in wardrobe, radiator and uPVC window to front aspect.

## Bedroom 3 13' 9" x 9' 7" (4.19m x 2.92m)

With carpet flooring, built in wardrobe, radiator and uPVC window to rear aspect.

## Bedroom 4 11' 9" x 8' 7" (3.57m x 2.61m)

With carpet flooring, radiator and uPVC window to rear aspect.

## Family Bathroom 6' 2" x 9' 11" (1.88m x 3.02m)

Fitted with a four piece suite comprising of, large walk in shower, bath, low flush WC and hand wash basin. Part tiled walls, ladder radiator and obscure window.

## Externally

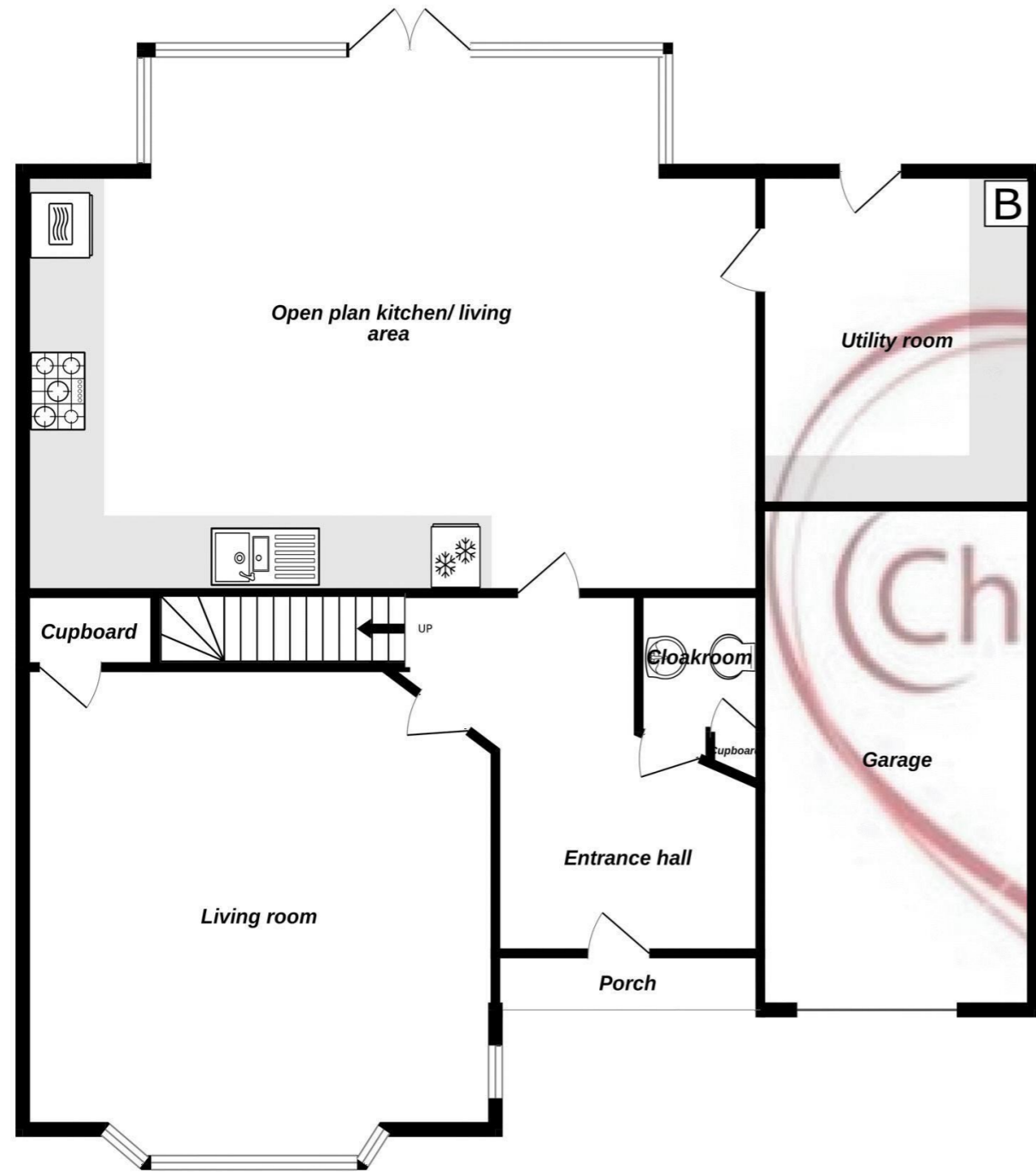
Outside to the rear of the property there is an enclosed south facing, low-maintenance garden with both lawn and patio areas which are perfect for alfresco dining. This space is of good size, perfect for hosting BBQ's in the summer months. There is also a handy shed. The front offers a fenced lawn area and driveway with parking for two cars.

## Garage

With double power sockets and lighting.

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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