



Bevin Place

Edwinstowe



Offers in Excess of £290,000

Chadwells
Estate & Letting Agents





*Beautifully Presented Family
Home...*





Bevin Place





Welcome

Thoresby Vale is a brand-new community situated just a short walk from the thriving village of Edwinstowe and is located close to all your local amenities, transport links and OFSTED rated 'Good' schools. 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 with the new Thoresby Vale Primary Academy School is also due to open on the development in September 2025. Now lets take a look inside the immaculately presented 'Greenwood' three storey town house. To the ground floor you will find a bright and spacious open plan living area with a fully fitted kitchen and the perfect space to sit back and relax overlooking the rear garden. The ground floor also benefits from a WC and study. Onto the first floor where you will find the master bedroom with en-suite and the lounge which could also be used as a fourth bedroom. Finally, onto the second floor you will find two further generous bedrooms and family bathroom. Viewings are a must to appreciate all this property has to offer! Contact our office today to avoid missing out!



Step inside...

Entrance Hall

Accessed through a composite door to the front aspect and having vinyl flooring, radiator, pendant light fitting and stairs off to the first floor landing. There is a storage cupboard off the hallway with plumbing for the washing machine and housing the fuse box and BT point.

Wc 5' 5" x 3' 8" (1.66m x 1.11m)

Fitted with a low flush WC and pedestal hand wash basin. Vinyl flooring, obscure uPVC window to the side aspect and radiator.

Study 7' 10" x 6' 5" (2.40m x 1.96m)

With vinyl flooring, uPVC window to the front aspect, pendant light fitting and radiator.

Open Plan Living Space 22' 6" x 13' 9" (6.87m x 4.19m)

The fully fitted kitchen area benefits from a range of matching wall and base units in a white high gloss finish having work surfaces over inset with a stainless steel sink, drainer and mixer tap with complimentary tiled splashbacks. Integrated appliances include fridge freezer, dishwasher, eye level electric oven and gas hob with extractor over. There is space for a good sized dining table and additional lounge area all complemented by French doors opening out to the fully enclosed rear garden. Vinyl flooring, ceiling spotlights, two pendant light fittings, TV point, two radiators and a built in storage cupboard.

First Floor Landing

With carpet flooring, storage cupboard housing the water tank, radiator and pendant light fitting.

Lounge/ Bedroom Four 10' 9" x 13' 9" (3.27m x 4.19m)

With two uPVC windows to the rear aspect, pendant light fitting, two radiators and TV point.

Master Bedroom 11' 1" x 13' 7" (3.37m x 4.14m)

With two uPVC windows to the front aspect, carpet flooring, pendant light fitting, radiator, TV point and individual thermostat.

En-suite 7' 0" x 6' 1" (2.13m x 1.85m)

Fitted with a three piece suite comprising of shower cubicle with mains fed shower, pedestal wash basin and low flush WC. Vinyl flooring, ceiling spotlights, tiled splashbacks, white towel radiator, shaver point and extractor fan.

Second Floor Landing

With carpet flooring and pendant light fitting.

Bedroom Two 13' 6" x 13' 9" (4.12m x 4.18m)

With carpet flooring, Velux and uPVC window to the front aspect, pendant light fitting, radiator and loft access.

Bedroom Three 10' 11" x 13' 9" (3.34m x 4.18m)

With carpet flooring, two Velux windows, radiator and pendant light fitting.

Bathroom 6' 6" x 6' 5" (1.99m x 1.96m)

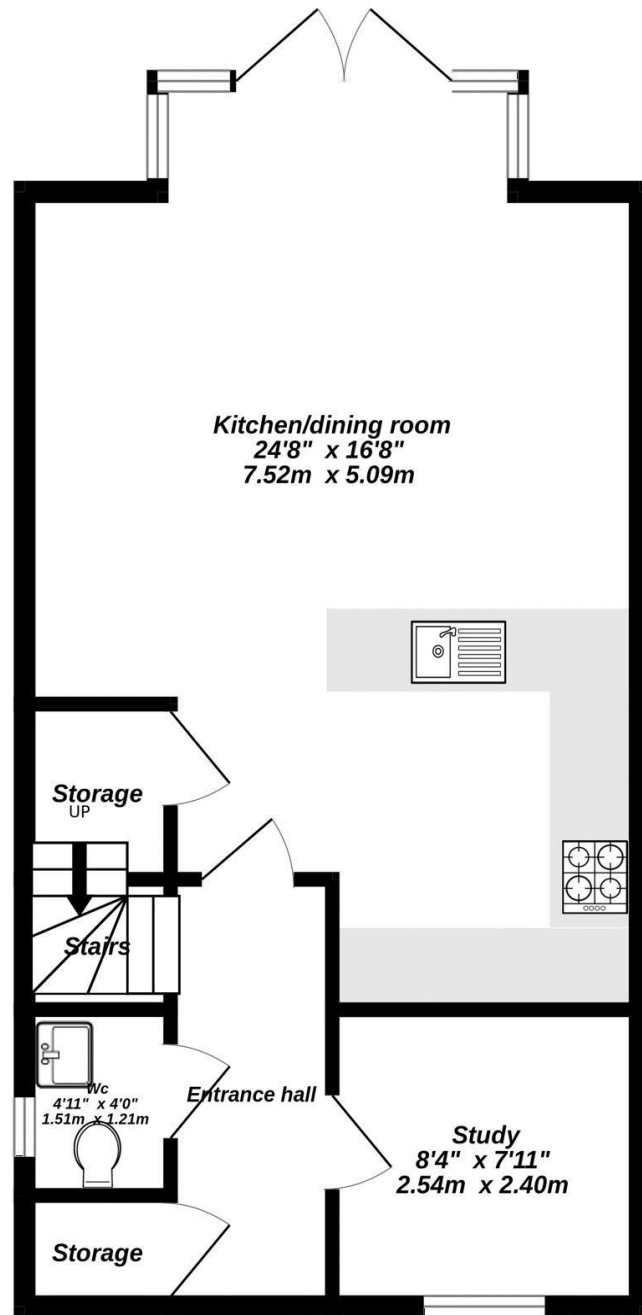
Fitted with a three piece suite comprising of bath with mixer shower over, pedestal hand wash basin and low flush WC. Vinyl flooring, heated towel rail. tiled splashbacks ceiling spotlights and extractor fan.

Externally

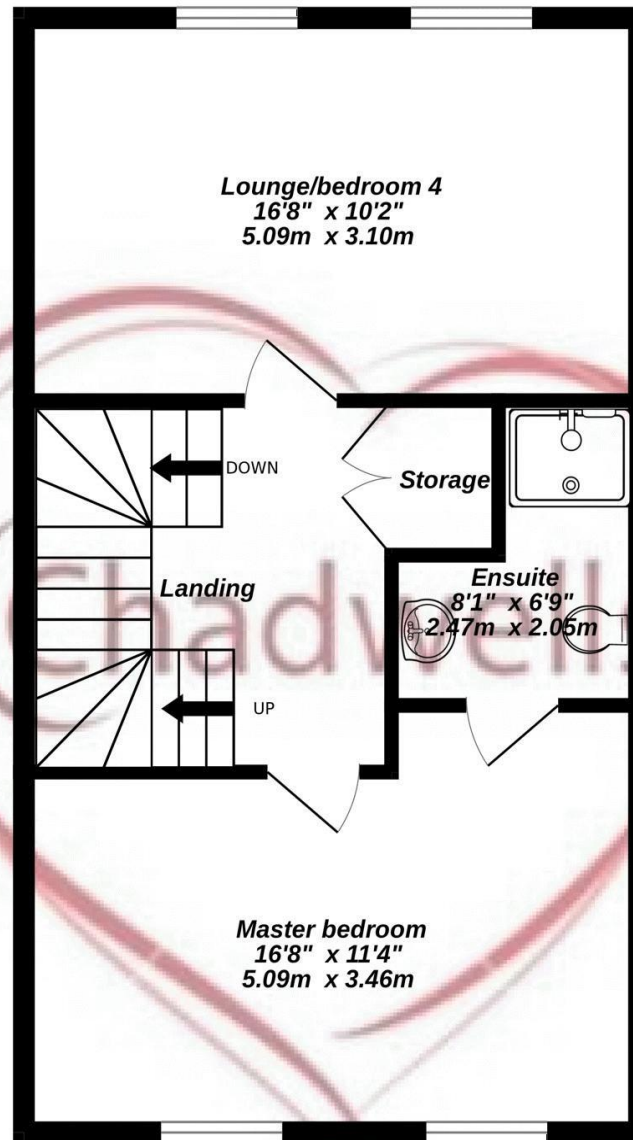
The front of the property offers two parking spaces with a gate to the side aspect leading to the fully enclosed rear garden. The rear garden is low maintenance and is mainly laid to lawn with a good sized patio area and outside tap.

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

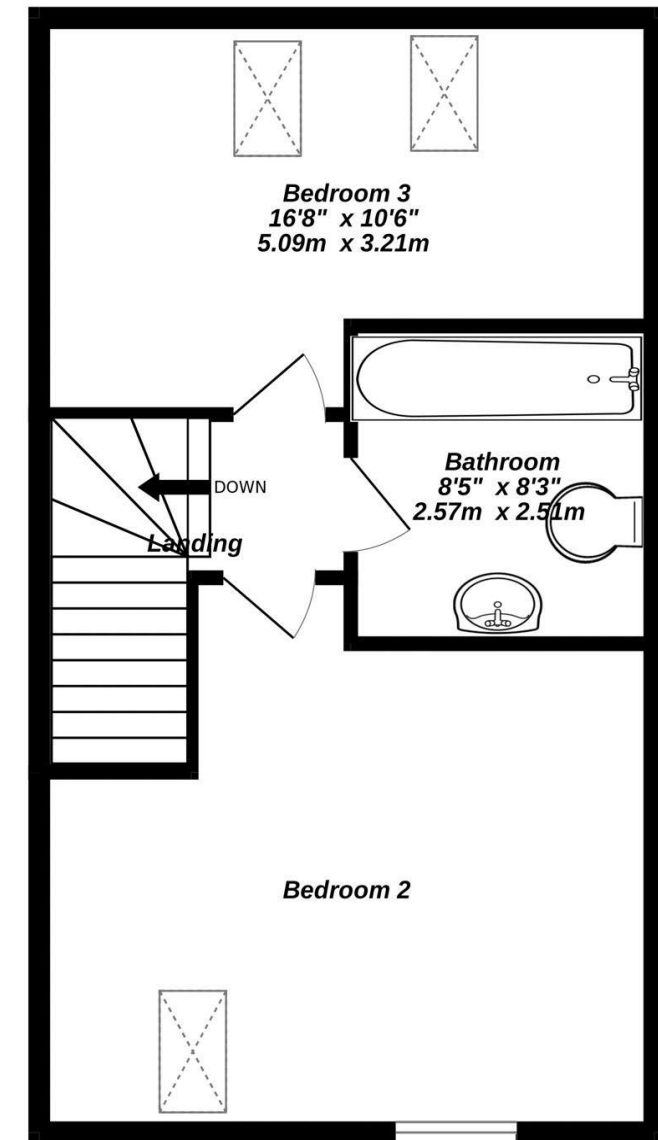
Ground Floor



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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