



Beardsley Road

Edwinstowe



£200,000

(Chadwells
Estate & Letting Agents





*An ideal project in sought after
village location....*





Beardsley Road





Welcome

Situated in the heart of the ever-popular village of Edwinstowe, this three-bedroom semi-detached property presents a rare opportunity for buyers looking to create their dream home. The property is in need of full renovation throughout, offering a blank canvas for those keen to modernise and add their own personal touch. With generous proportions, a practical layout, and great potential to extend (subject to planning permission), this home is brimming with possibilities. Downstairs, the accommodation currently comprises a welcoming entrance hallway, spacious lounge, separate dining room, and kitchen. Upstairs there are three well-sized bedrooms and a family bathroom with a separate toilet. Externally, the property enjoys a good-sized rear garden, perfect for families or keen gardeners, along with off-road parking potential to the front. Located in a sought-after residential area within walking distance of local shops, schools, and amenities, as well as the beautiful Sherwood Forest, this property is ideally positioned for both convenience and countryside living. With vision and refurbishment, this house could make an ideal forever family home.



Step inside...

Entrance Hall 3' 11" x 3' 9" (1.19m x 1.14m)

Enter through the uPVC door into the entrance hall with carpet flooring, stairs off to the first floor and doors leading to the lounge and dining room.

Kitchen 14' 5" x 5' 5" (4.39m x 1.65m)

The kitchen is fitted with wall and base units, roll top work surfaces with inset stainless steel sink, with space and plumbing for under counter washing machine. space for fridge/ freezer and freestanding oven. A walk in pantry, uPVC window and door to the rear garden.

Lounge 17' 9" x 9' 10" (5.41m x 2.99m)

The spacious through lounge has dual aspect uPVC windows, carpet flooring and feature brick built fireplace and TV stand.

Dining Room 11' 8" x 11' 0" (3.55m x 3.35m)

With carpet flooring, dual aspect uPVC windows and fireplace with electric fire insert.

Landing 9' 4" x 2' 6" (2.84m x 0.76m)

With carpet flooring, uPVC window and doors leading to the three bedrooms, bathroom and toilet. Loft access,

Master Bedroom 11' 9" x 11' 0" (3.58m x 3.35m)

With carpet flooring, radiator and uPVC window to the front aspect. A store cupboard housing the combi boiler.

Bedroom Two 9' 10" x 8' 6" (2.99m x 2.59m)

With carpet flooring, radiator and uPVC window to the front aspect and storage cupboard.

Bedroom Three 8' 11" x 6' 11" (2.72m x 2.11m)

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

Bathroom 5' 9" x 5' 5" (1.75m x 1.65m)

With bath and hand washbasin. obscure uPVC window to the rear aspect.

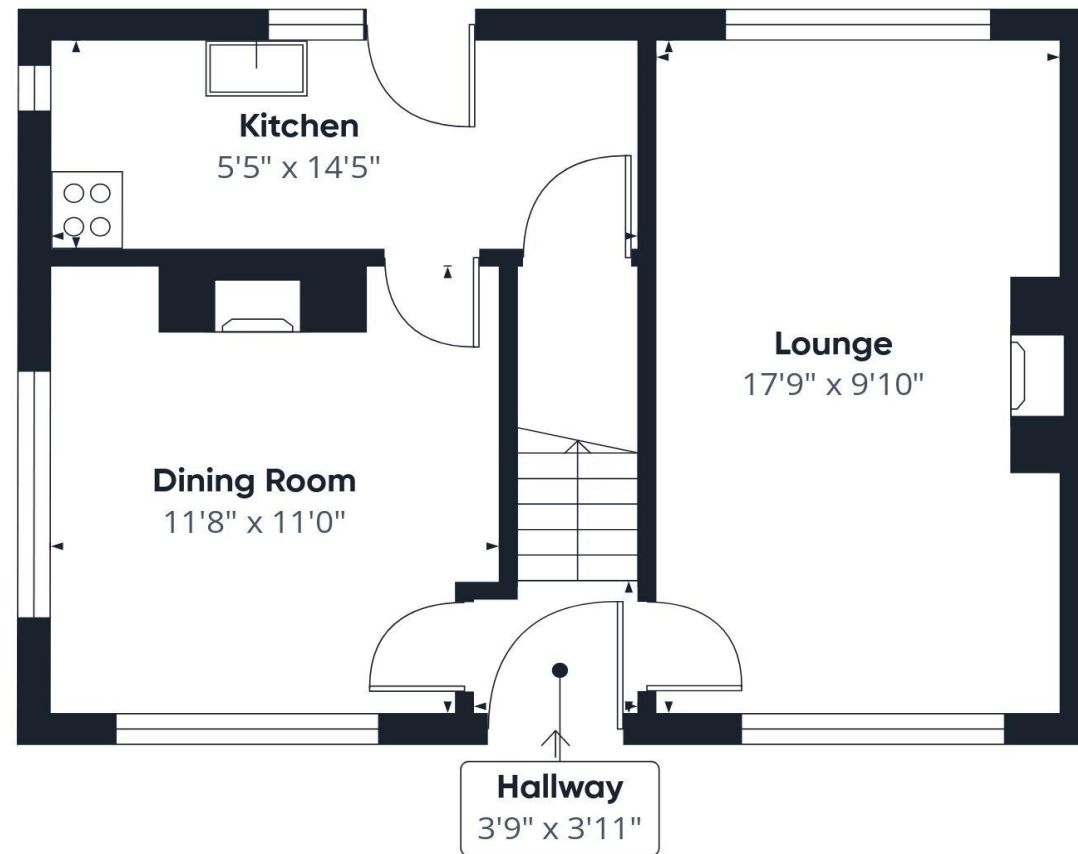
Toilet 2' 6" x 4' 9" (0.76m x 1.45m)

With low flush WC and obscure uPVC window to the rear aspect.

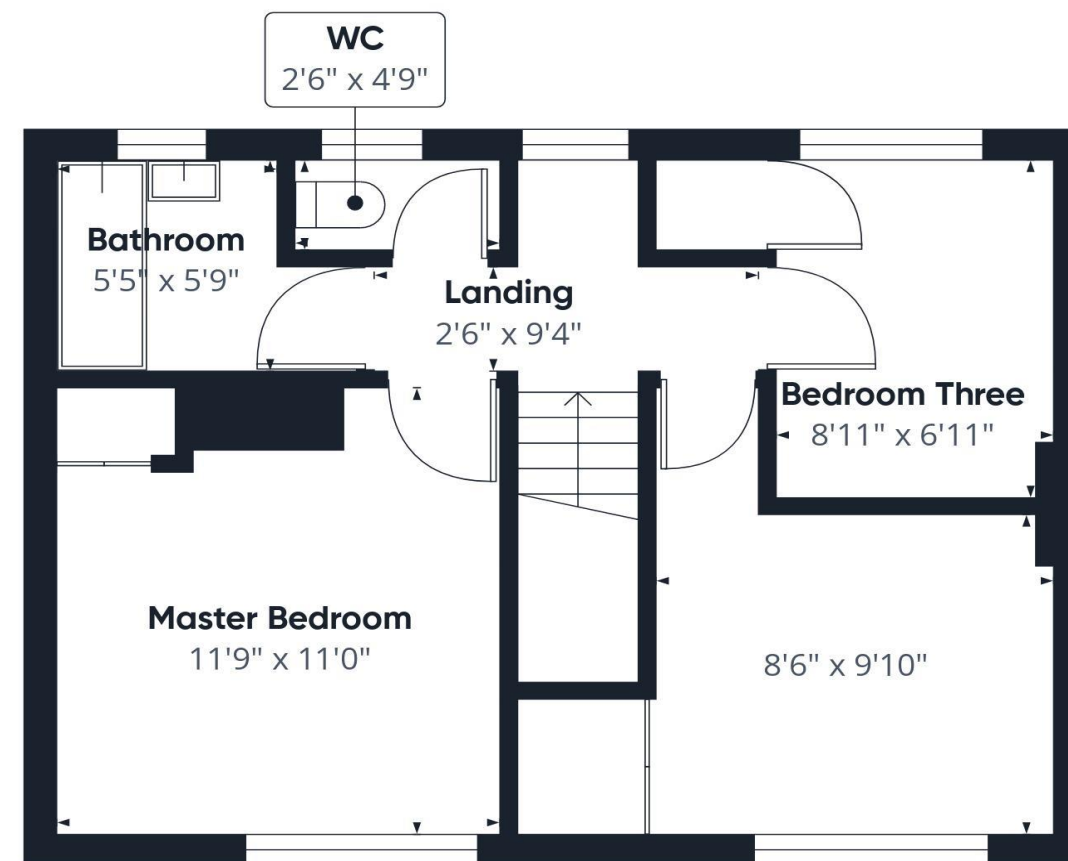
Outside

The front of the property is entered through a metal gate which leads down a concrete path to the front door and rear garde. The front garden is laid mainly to lawn with a small brick wall surround and shrub borders'.

The rear garden is laid mainly to lawn. There is a concrete standing for seating and an array of plants, trees and shrubs. A wooden store shed.



Floor 0



Floor 1

Approximate total area⁽¹⁾
796 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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