



Abey Road

Edwinstowe



£220,000

(Chadwells
Estate & Letting Agents



Welcoming 3-Bedroom Family Home in Edwinstowe - NO UPWARD CHAIN





Abbey Road





Welcome

Welcoming 3-Bedroom Family Home in Edwinstowe. Situated in the highly desirable village of Edwinstowe, this well-presented three-bedroom semi-detached home offers the perfect balance of space, comfort, and convenience. Within easy reach of local schools, shops, and excellent transport links, it's an ideal choice for families or those looking to settle in a thriving community. Stepping inside, you'll find a spacious hallway to welcome you home, open-plan kitchen/diner with a range of floor and wall units and a bright and airy living room. Heading upstairs there are three generously sized bedrooms, offering plenty of space for the whole family, a family bathroom plus a handy separate WC. Outside, there's even more to enjoy: With a neat walled garden to the front, large, paved driveway with plenty of parking space, leading to a double garage with electric doors and a private, well-presented rear garden, perfect for children to play or for enjoying sunny afternoons with friends and family.



Step inside...

Entrance Hall 4' 9" x 5' 10" (1.45m x 1.78m)

Accessed through a uPVC door, carpet flooring, ceiling light, radiator and stairs to first floor.

Kitchen/Diner 8' 5" x 13' 5" (2.56m x 4.09m)

Fitted with a range of wall and base units with square edges work top over, inset sink with mixer tap, space and plumbing for washer and fridge/freezer. Laminate and carpet flooring, dual aspect uPVC windows, uPVC obscure door to side of property. The dining area has space for a large dining table perfect for entertaining or day to day family time and dual aspect uPVC windows to the side and front aspect.

Lounge 17' 7" x 10' 10" (5.36m x 3.30m)

With dual aspect uPVC windows to the front and rear aspect, carpet flooring, gas fire inset in marble fireplace, radiator and two ceiling lights.

First Floor Landing 2' 6" x 10' 7" (0.76m x 3.22m)

With carpet flooring, access to all three bedrooms, bathroom and WC. There is a storage cupboard which also houses the boiler and access to loft.

Bedroom One 12' 0" x 10' 3" (3.65m x 3.12m)

With built in wardrobes and storage, uPVC window to the front aspect, carpet flooring, radiator and pendant light fitting.

Bedroom Two 8' 7" x 10' 10" (2.61m x 3.30m)

With built in wardrobes and storage, uPVC window to the front aspect, carpet flooring, radiator and pendant light fitting.

Bedroom Three 8' 7" x 7' 1" (2.61m x 2.16m)

UPVC window to the rear aspect, carpet flooring, radiator and pendant light fitting.

Family Bathroom 5' 4" x 5' 3" (1.62m x 1.60m)

Fitted with walk in shower cubicle, hand wash basin inset in vanity unit. Vinyl flooring and uPVC obscure window to rear aspect.

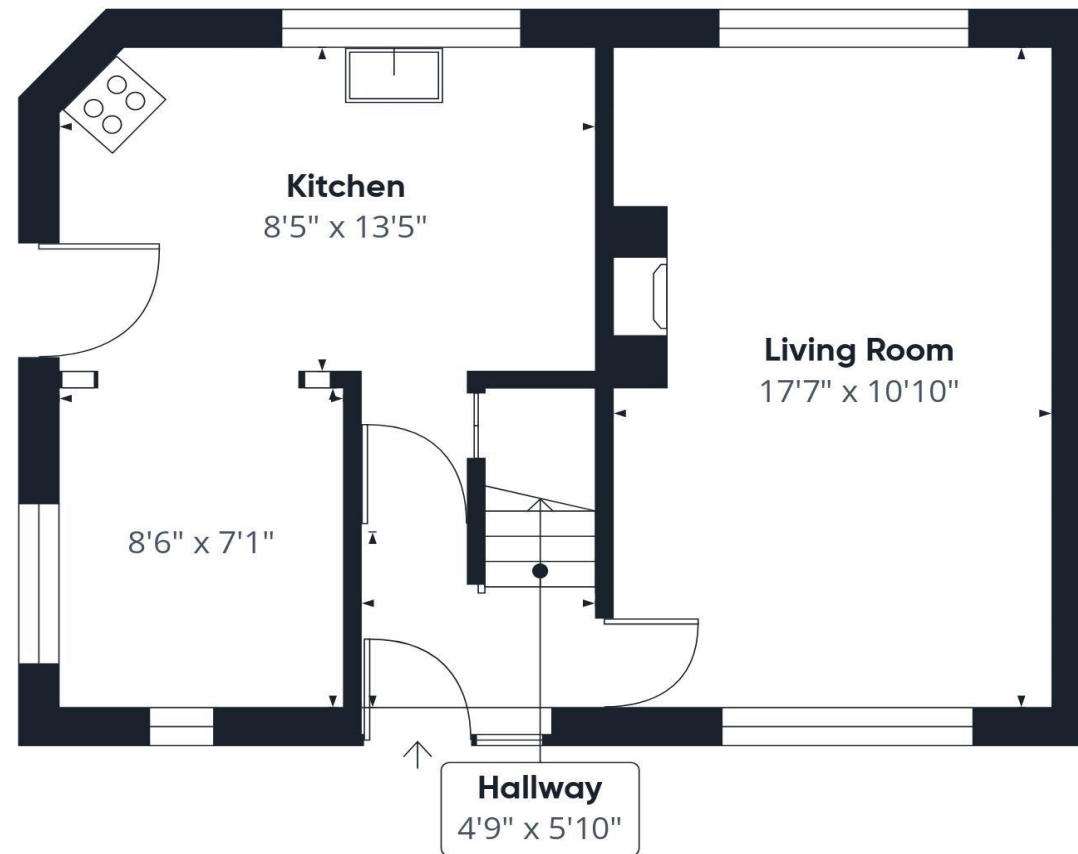
WC 2' 8" x 4' 5" (0.81m x 1.35m)

With low flush WC, vinyl flooring and uPVC window to rear aspect.

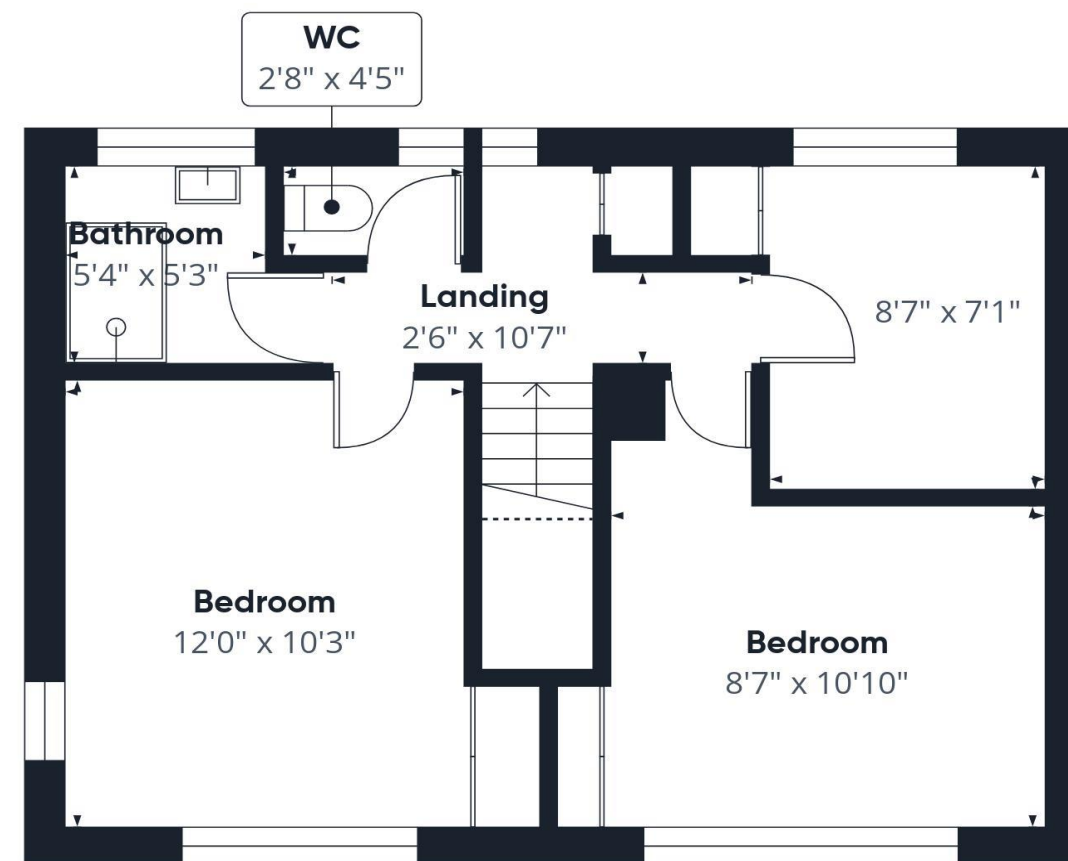
Externally

To the front of the property there is a neat walled front garden which is mainly laid to lawn. A large paved driveway with plenty of parking space and leads to a double garage with electric doors. To the rear of the property there is a private, well-presented rear garden which is perfect for children to play or for enjoying sunny afternoons with friends and family.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor 0



Floor 1

Approximate total area⁽¹⁾
805 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

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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