



Colliers Way

Edwinstowe



Offers in Excess of £280,000

(Chadwells
Estate & Letting Agents





*Stylish Three-Bedroom
Detached Home....*





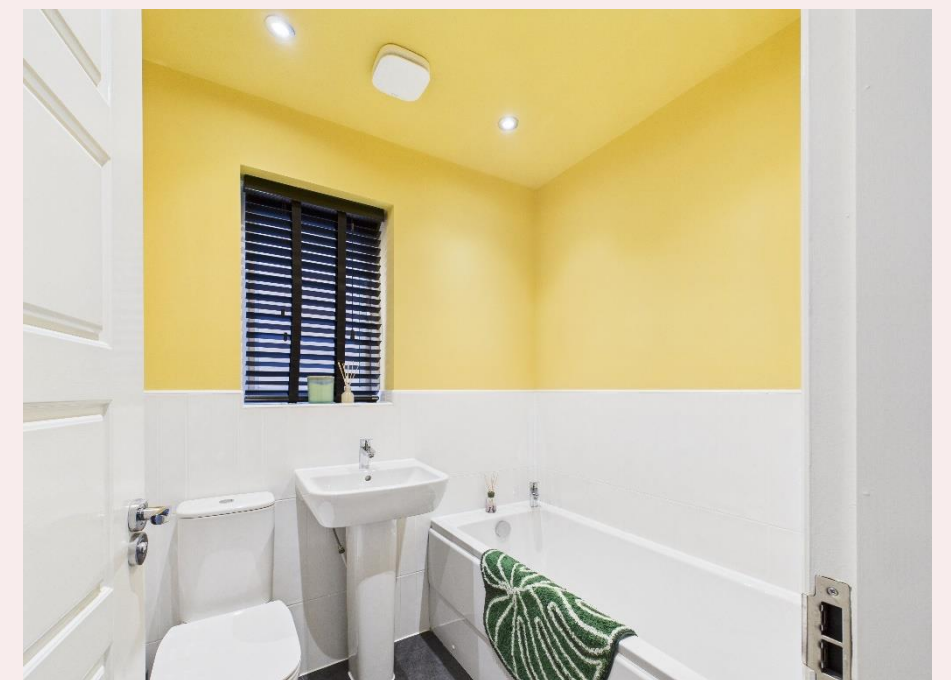
Colliers Way





Welcome

Step into modern living with this beautifully presented three-bedroom detached home, built in 2022 by the renowned Harron Homes. Nestled within the sought-after Thoresby Vale development in Edwinstowe, this property combines contemporary design with tasteful décor and vibrant pops of colour throughout, creating a warm and welcoming atmosphere. The ground floor offers a lovely sized lounge ideal for relaxing and entertaining, alongside a spacious kitchen/diner with French doors opening onto the garden, creating a bright and sociable heart of the home. A separate utility room adds convenience, while the integral garage provides secure parking and additional storage. Upstairs, the master suite impresses with its own dressing area and a stylish en-suite bathroom, offering a private retreat. Two further well-proportioned bedrooms and a modern family bathroom complete the accommodation. The property further benefits from wool carpet with premium underlay throughout, a purifying airflow system through the home and an electrical car charging point to the front of the property. Viewings come highly recommended.



Step inside...

Entrance Porch 2' 11" x 2' 11" (0.89m x 0.89m)

Enter through the composite door into the entrance porch with moduleo textured flooring, radiator and door leading into the lounge.

Lounge 14' 4" x 10' 9" (4.37m x 3.27m)

The spacious lounge has moduleo textured flooring, TV point, uPVC window to the front aspect, stair's off to the first floor and a glass panelled door leading into the kitchen/diner.

Kitchen/Diner 13' 9" x 9' 6" (4.19m x 2.89m)

Fitted with modern wall and base units, square edge worksurfaces' with inset stainless steel sink, drainer and mixer tap. Integrated electric oven, gas hob with extractor above and space for freestanding fridge/ freezer. UPVC window and French doors to the rear garden, radiator, dining area and an opening leading into the utility room.

Utility Room 4' 10" x 5' 10" (1.47m x 1.78m)

With space and plumbing for washing machine and tumble dryer. Worksurface's and storage space, a door leading into the cloakroom and a composite door with glass panel leading into the rear garden.

Cloakroom 3' 1" x 5' 2" (0.94m x 1.57m)

With low flush WC and hand wash basin.

Landing

With carpet flooring, loft access and doors leading to the three bedrooms and family bathroom.

Master Suite 10' 2" x 10' 7" (3.10m x 3.22m)

The master suite has carpet flooring, uPVC window to the front aspect, radiator and an opening into the dressing area. The dressing area has two fitted wardrobes and a door leading into the ensuite shower room.

Ensuite 6' 8" x 5' 2" (2.03m x 1.57m)

Complete with a three piece suite comprising walk in shower, low flush WC and hand wash basin. Tiled splashbacks, vinyl flooring, radiator and obscure window.

Bedroom Two 9' 9" x 9' 9" (2.97m x 2.97m)

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

Bedroom Three 9' 3" x 6' 4" (2.82m x 1.93m)

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

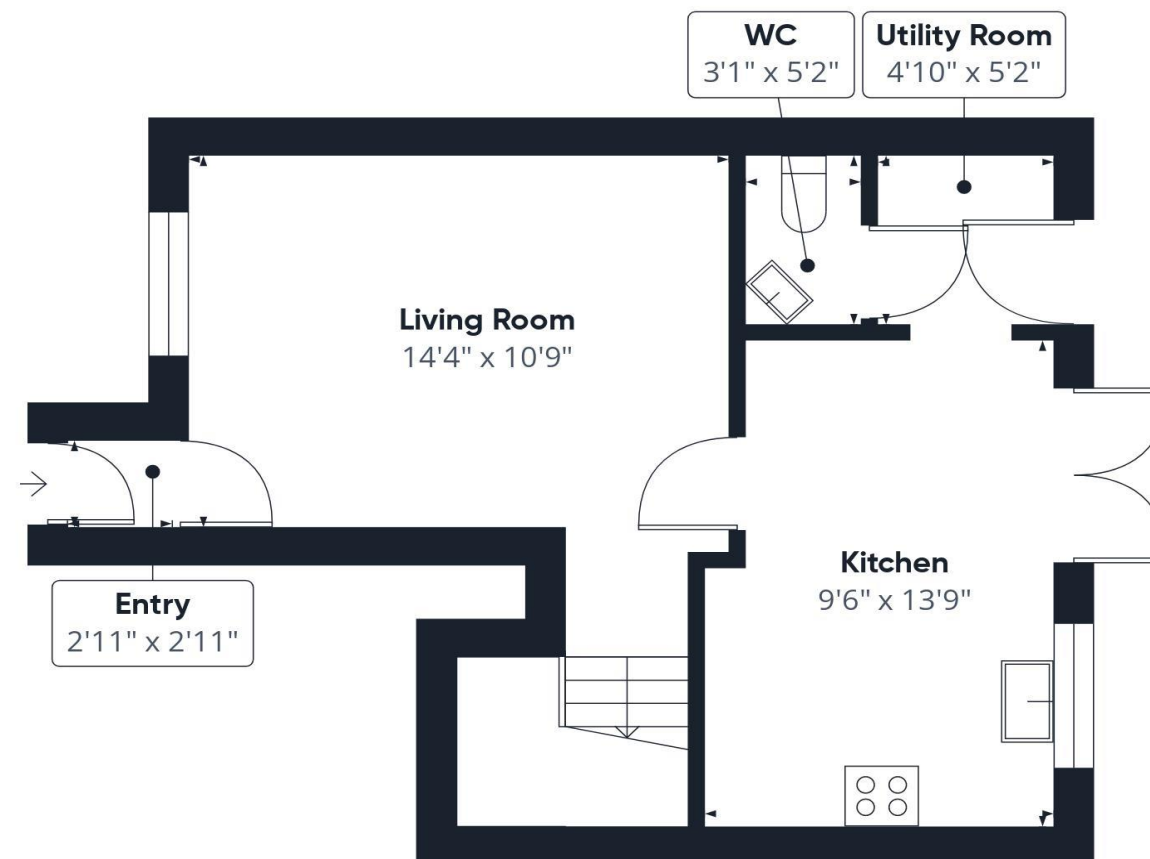
Family Bathroom 6' 2" x 5' 5" (1.88m x 1.65m)

Fitted with a three piece suite comprising panelled bath, low flus WC and hand wash basin. Tile effect vinyl flooring, radiator and obscure window to the side aspect.

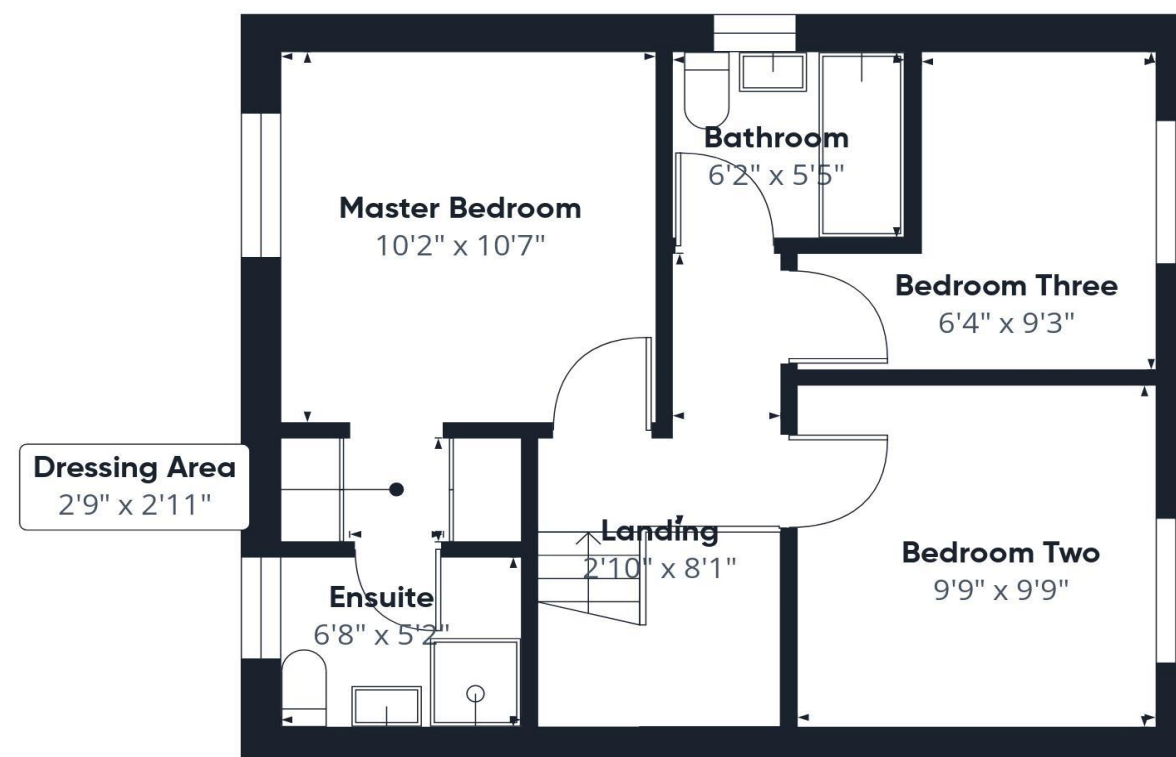
Outside

The front of the property is laid to block paving to allow for off road parking. Access via the up and over door into the integral garage which has power and lighting.

The rear garden is fully enclosed and laid mainly to lawn.



Floor 0



Floor 1

Approximate total area⁽¹⁾
782 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.

GIRAFFE360



Selling Homes with Bespoke Lifestyle Photography

Chadwells
Estate & Letting Agents

If you'd like to view this amazing
property, give us a call.

We'd Love To Show You Around!

Telephone: 01623 861 861

 **Chadwells**
Estate & Letting Agents