



Greendale Avenue

Edwinstowe



Offers in Excess of £300,000

(Chadwells
Estate & Letting Agents





*A spacious bungalow in sought
after area...*





Greendale Avenue





Welcome

This well-presented two-bedroom detached bungalow is offered to the market in excellent condition and is ready to move into straight away and add your own personal touch. Situated in a sought-after location in Edwinstowe, the property has been thoughtfully extended and further enhanced by a garage conversion, creating flexible and spacious accommodation. The property enjoys a wrap-around garden providing ample outdoor space, together with the benefit of off-road parking.



Step inside...

Entrance Porch 13' 6" x 4' 10" (4.11m x 1.47m)
Enter through the composite door into the entrance porch with radiator and door leading into the lounge.

Lounge 13' 5" x 26' 0" (4.09m x 7.92m)
With carpet flooring, two radiators, doors leading to the entrance porch, inner hallway and dining room. UPVC windows and door to the rear aspect and a focal fire place with stone hearth and surround with electric insert.

Dining Room 12' 3" x 9' 4" (3.73m x 2.84m)
With carpet flooring, radiator, uPVC window to the rear aspect and an archway leading into the kitchen.

Kitchen 9' 5" x 8' 8" (2.87m x 2.64m)
Fitted with wall and base units, roll top worksurface's' with inset stainless steel sink, drainer and mixer tap. Space and plumbing for washing machine, dishwasher and under counter fridge. Integrated electric double oven and gas hob with extractor fan above. Tiled splash backs, vinyl flooring, radiator, door leading into the conservatory and a uPVC window to the rear aspect.

Conservatory 10' 6" x 8' 10" (3.20m x 2.69m)
With vinyl flooring, radiator and door leading to the rear garden.

Utility Area 4' 10" x 9' 0" (1.47m x 2.74m)
With space for tumble dryer.

Garage Conversion Room 8' 10" x 10' 6" (2.69m x 3.20m)
Ideal for an extra bedroom or sitting room. With carpet flooring, radiator, obscure window to the side aspect and store cupboard housing boiler.

Inner Hall 5' 9" x 2' 9" (1.75m x 0.84m)
With carpet flooring, doors leading to the two bedrooms and shower room. Loft access.

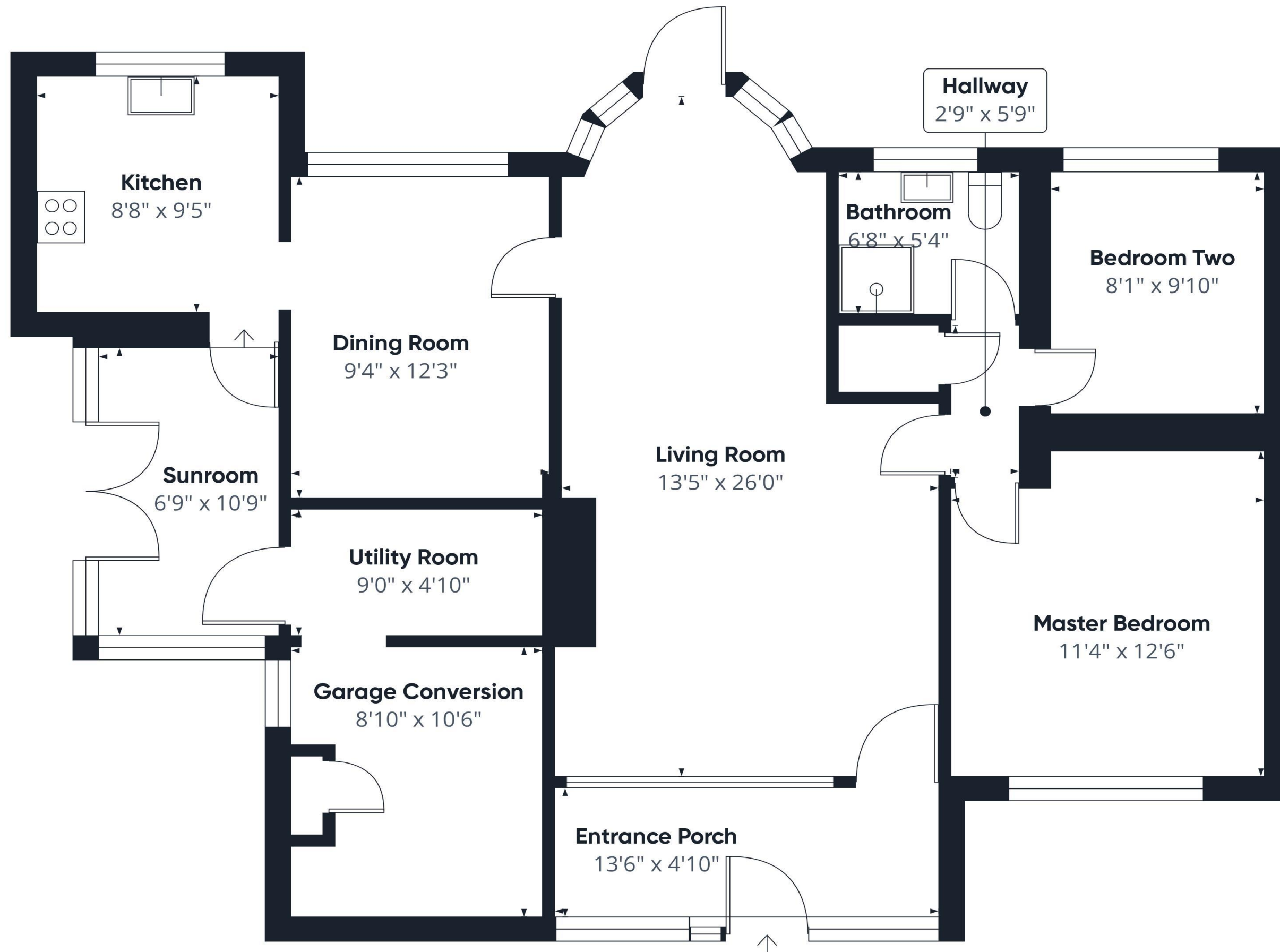
Master Bedroom 12' 6" x 11' 4" (3.81m x 3.45m)
With carpet flooring, radiator, uPVC window to the front aspect and built in wardrobes with dresser.

Bedroom Two 9' 10" x 8' 1" (2.99m x 2.46m)
With carpet flooring, radiator and uPVC window to the rear aspect.

Shower Room 6' 8" x 5' 4" (2.03m x 1.62m)
Fitted with a walk in shower cubicle, low flush WC and hand wash basin set on vanity storage unit. Obscure uPVC window, part tiled/ part aqua board walls, vinyl flooring and radiator.

Outside
To the front of the property is is a large driveway laid to block paving and a stone chipping area for additional parking.
The side garden is laid to lawn with a concrete path and is bursting with shrub's, trees and plants.
The rear garden is laid mainly to patio slabs for low maintenance.
Two storage sheds.

Score	Energy rating	Current	Potential
92+	A	69 C	76 C
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Approximate total area⁽¹⁾
1062 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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