



Beardsley Road

Edwinstowe



£220,000

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63

NO PARKING
IN FRONT OF
THE PROPERTY



*A beautiful family home situated
in the heart of the historic village of
Edwinstowe....*





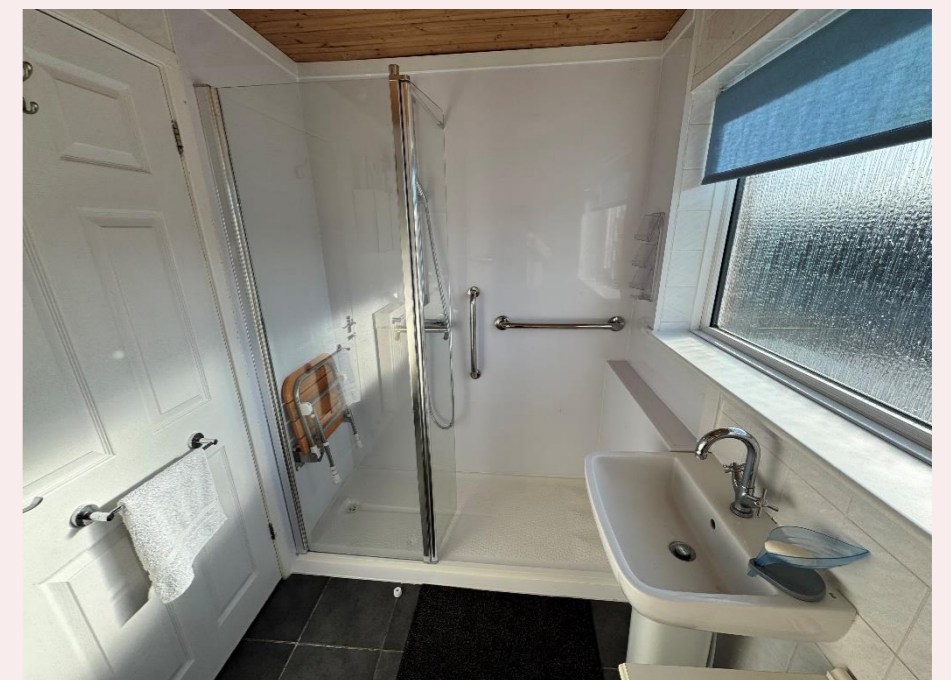
Beardsley Road





Welcome

Don't miss out on a fantastic opportunity to purchase this beautiful and bright family home in the sought-after village of Edwinstowe. The property offers generous sized living accommodation throughout comprising cosy lounge, modern fitted kitchen, separate dining room and a lovely conservatory that makes a wonderful addition to the living space. The first floor has three fantastic sized bedrooms and a larger than average shower room complete with a three-piece suite. There is low maintenance front and rear gardens that are both fully enclosed and a single detached garage complete with power and lighting. Well maintained throughout the property further benefits from double glazed windows, gas central heating and is situated on a large corner plot. Viewings are an absolute must!!!



Step inside...

Entrance Hall

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

Kitchen 11' 2" x 8' 10" (3.40m x 2.69m)

A modern kitchen complete with wall and base units, roll top worksurfaces' and inset stainless steel sink, drainer and mixer tap. Integrated double oven and four ring gas hob with extractor fan above. Space and plumbing for washing machine and dishwasher. Tiled splash backs, tile effect vinyl flooring, two uPVC windows to the rear, uPVC door to the side and a door leading into the lounge.

Dining Room 9' 0" x 11' 0" (2.74m x 3.35m)

With tile effect vinyl flooring, sliding patio doors leading into the conservatory, radiator and archway leading to the kitchen.

Lounge 12' 0" x 10' 1" (3.66m x 3.07m)

Marble 'Minster' fireplace and hearth with electric fire insert, coving to ceiling, carpet flooring, TV point, radiator and uPVC window to front.

Conservatory 11' 0" x 8' 0" (3.35m x 2.44m)

With vinyl flooring, French doors to the rear garden and wall mounted electric radiator.

Landing

Carpet flooring, access to loft and uPVC window to the front.

Master Bedroom 11' 7" x 12' 2" (3.54m x 3.72m)

With carpet flooring, airing cupboard housing combi boiler, radiator and window to rear.

Bedroom Two 10' 4" x 11' 7" (3.14m x 3.53m)

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

Bedroom Three 8' 10" x 8' 6" (2.69m x 2.58m)

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

Shower Room 8' 0" x 5' 5" (2.45m x 1.66m)

The bathroom is fitted with a three piece suite comprising low flush WC, hand wash basin and walk in shower with mains fed shower and glass screen. Tiled flooring and part tiled walls. Obscure window to the side aspect and a wall mounted electric heater.

Outside

To the front of the property there is a gated, private driveway to the side leading to the detached single garage with metal up and over door, power and lighting.

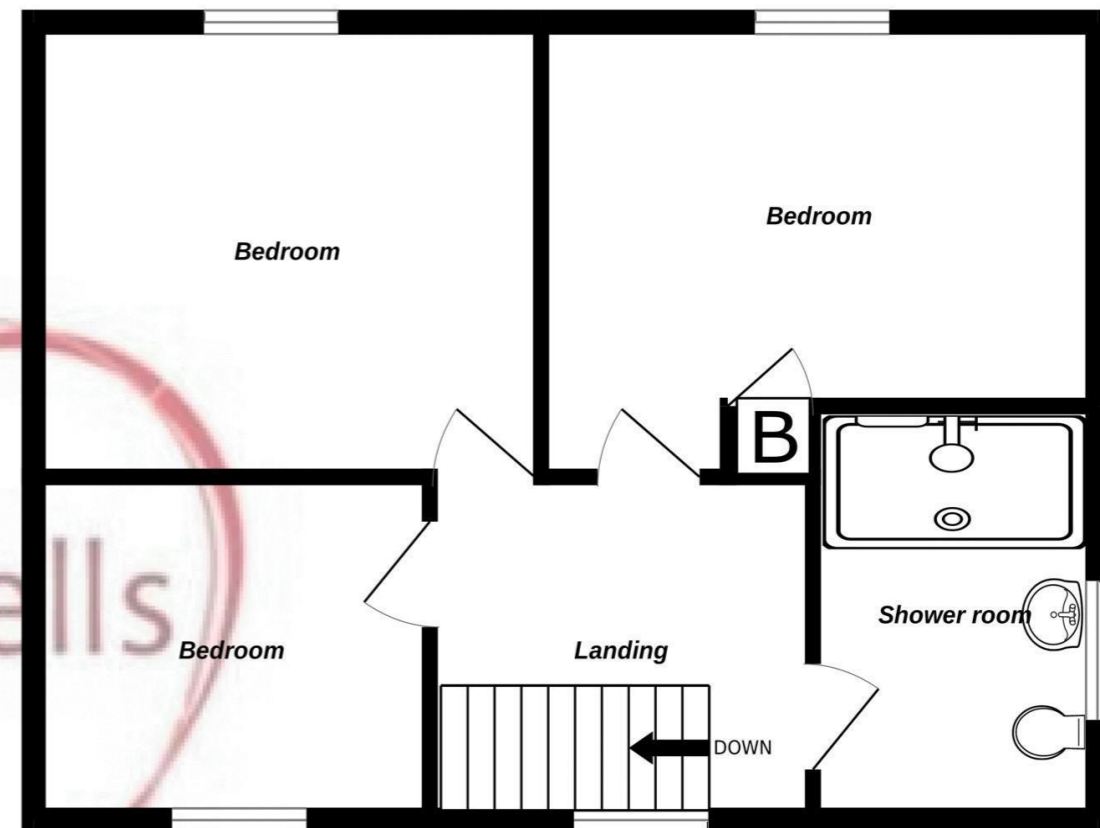
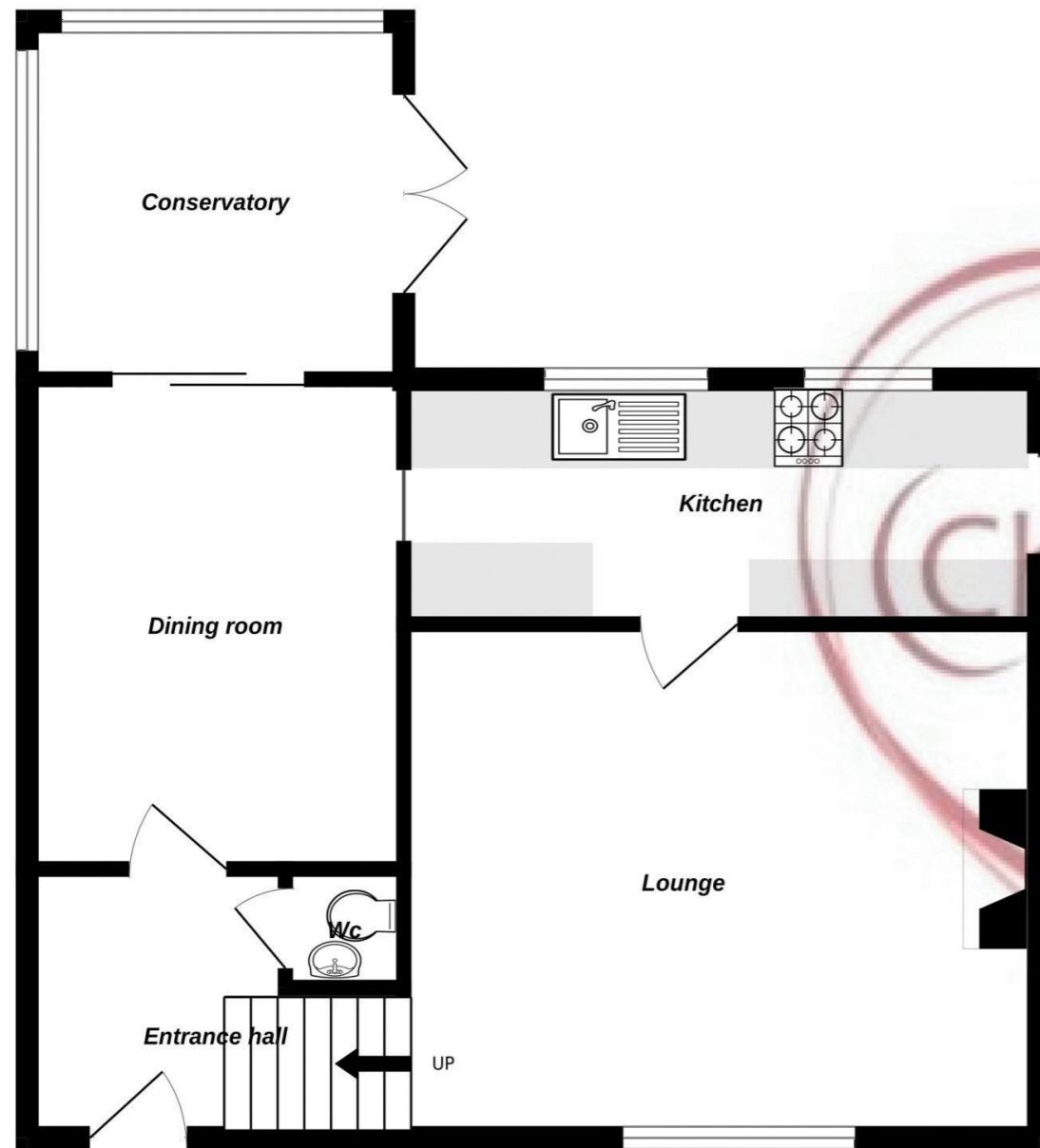
The front garden is laid to lawn with assortment of trees and shrubs and blocked paved path. Gated access from the front to the rear garden.

The rear garden is fully enclosed and is mainly laid to lawn, there are raised plant beds to the edge with small shrubs and a block paved patio area. Access to the garage through a uPVC door.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Ground Floor

1st 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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property, give us a call.

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