

TO  
LET



Overman Drive, Edwinstowe, Mansfield, Nottinghamshire NG21 9ST

£1,300 pcm

Chadwells

Estate & Letting Agents

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## PROPERTY SUMMARY

Be the first to live in this beautiful brand-new David Wilson Homes property, located on the highly sought-after Thoresby Vale development in the picturesque village of Edwinstowe.

This modern 3/4-bedroom home offers stylish living with energy-efficient design and contemporary finishes throughout.

## POINTS OF INTEREST

- Brand New Build
- Three Double Bedrooms
- Open Plan Living
- Off Road Parking
- Ready To Move In
- Solar Panels



**Entrance Hall**

12m x 3.6m (39' 4" x 11' 10") Enter through the composite door into the hall way with wood effect vinyl flooring, stairs off to the first floor and doors leading to the the open plan living area, cloakroom, office and utility cupboard.

**Open Plan Living**

23.5m x 13.6m (77' 1" x 44' 7") Completed with fully equipped kitchen including integrated electric oven, gas hob with extractor above, fridge/freezer and dishwasher.

A spacious living area with french doors opening into the rear garden, two radiators, store cupboard and wood effect vinyl flooring.

**Cloakroom**

5.3m x 3m (17' 5" x 9' 10") With low flush WC handwash basin, radiator and wood effect vinyl flooring.

**Utility Cupboard**

With washing machine and wall mounted boiler.

**Office**

7.8m x 6.3m (25' 7" x 20' 8") With carpet flooring, radiator and uPVC window to the front aspect.

**Landing**

8.10m x 3.11m (26' 7" x 10' 2") With carpet flooring, radiator, store cupboard and doors leading to bedroom one and bedroom two.

**Master Bedroom**

With carpet flooring, radiator, two uPVC windows to the front aspect and a door leading into the ensuite bathroom.

**En-Suite**

6.3m x 5.1m (20' 8" x 16' 9") Fitted with a three piece suite comprising walk in, mains fed shower with glass screen, hand wash basin and low flush WC. Wood effect vinyl flooring and ladder style radiator.

**Lounge/4th Bedroom**

13.6m x 10.6m (44' 7" x 34' 9") With carpet flooring, two radiators and two uPVC windows to the rear aspect.

**Second Floor Landing**

3.4m x 3.11m (11' 2" x 10' 2") With carpet flooring and doors leading to bedroom three, bedroom four and the family bathroom.

**Bedroom Two**

13.6m x 12.1m (44' 7" x 39' 8") With carpet flooring, radiator and two keylite skylight windows and store cupboard housing solar panel monitor.

**Bedroom Three**

13.6m x 8.10m (44' 7" x 26' 7") With carpet flooring, radiator and a keylite skylight window and uPVC window to the front aspect.

**Bathroom**

6.5m x 5.10m (21' 4" x 16' 9") With a three piece suite comprising bath, hand wash basin and low flush WC.

**Externally**

To the front of the property there is a tarmac driveway for two vehicles.

The rear garden is laid to lawn.

## MATERIAL INFORMATION

**Council Tax:** Band E

N/A

**Parking Types:** Driveway.

**Heating Sources:** Gas Central.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** None.

**Accessibility Types:** None.

## Construction Type

Brick

Has the property been flooded in last 5 years? No

**Flooding Sources:**

**Any flood defences at the property?** No

**Any risk of coastal erosion?** No

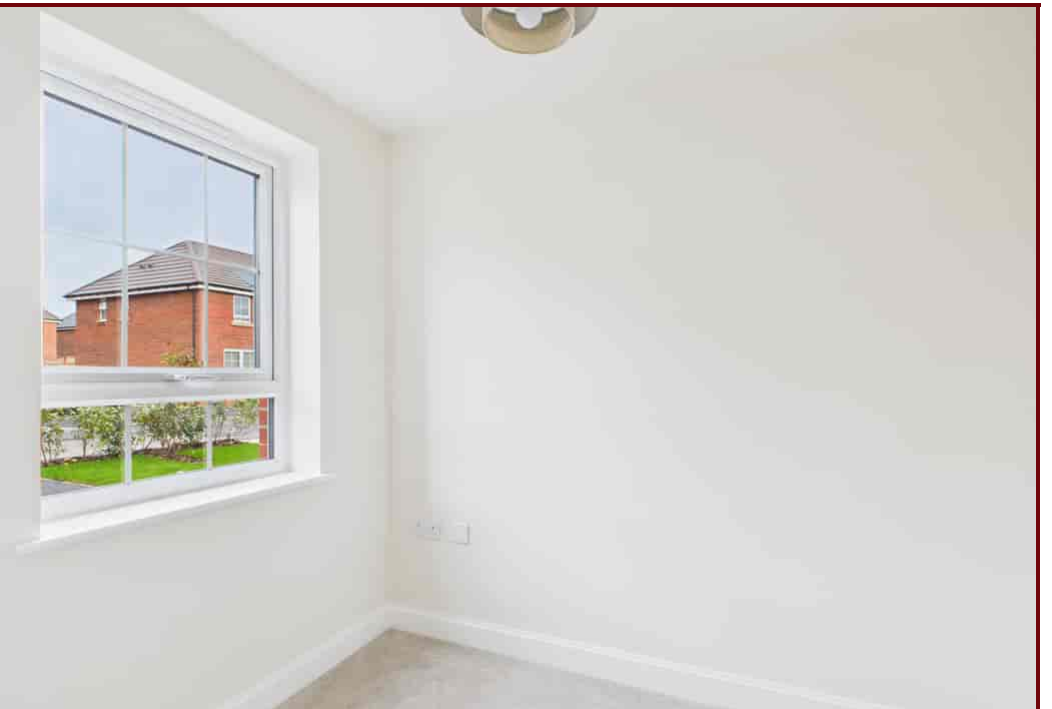
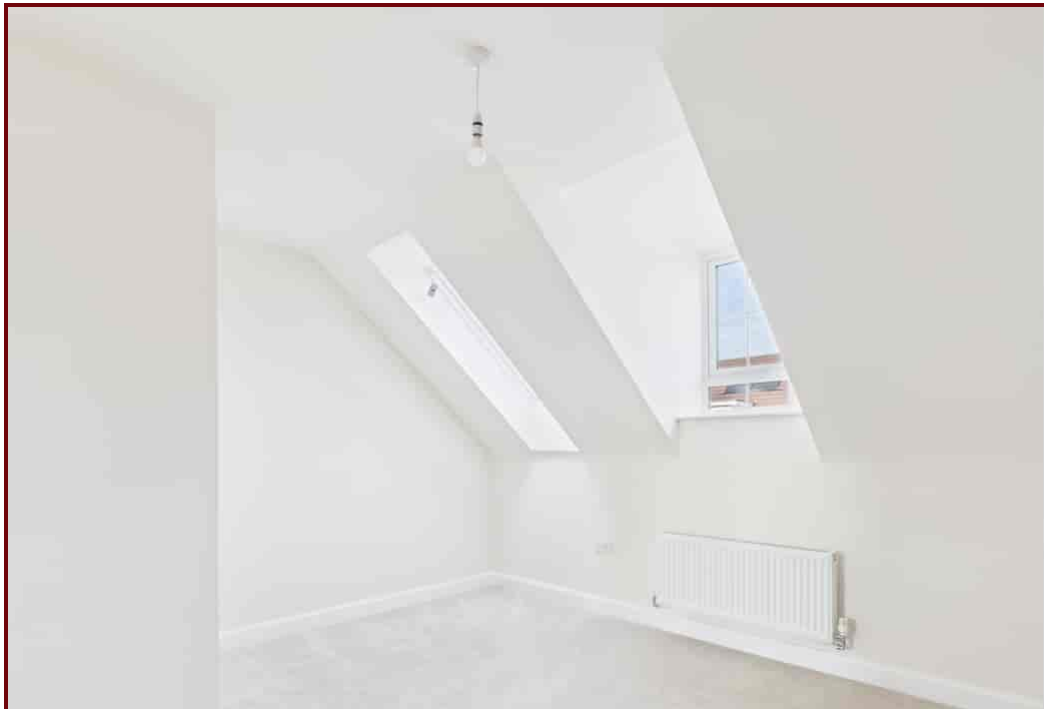
**Is the property listed?** No

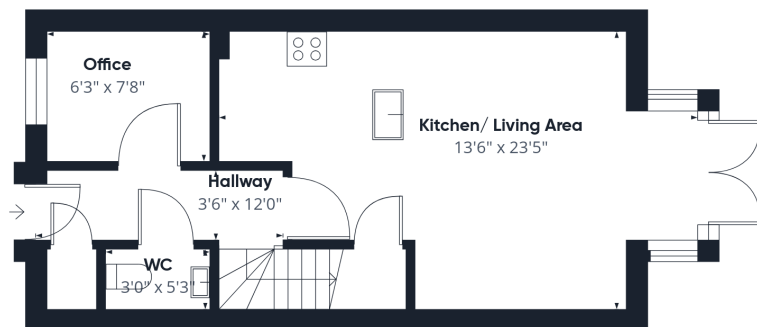
**Are there any restrictions associated with the property?** No

**Any easements, servitudes, or wayleaves?** No

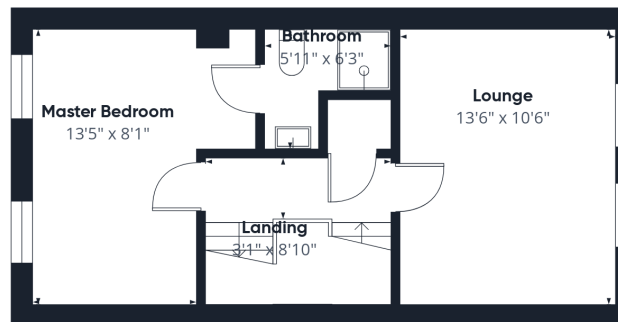
**The existence of any public or private right of way?** No







Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**

1065 ft<sup>2</sup>

**Reduced headroom**

36 ft<sup>2</sup>

(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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