

FOR  
SALE



Old School Drive, Edwinstowe, Mansfield, Nottinghamshire NG21 9RZ

£420,000 - Freehold

Chadwells  
Estate & Letting Agents

Forest Road, New Ollerton, Newark, NG22 9QT 01623 861861 [Property@chadwells.co.uk](mailto:Property@chadwells.co.uk)

## PROPERTY SUMMARY

Superb executive five bedroom detached house in a popular village location.....Nestled in the highly sought-after village of Edwinstowe, this exquisite five-bedroom detached home offers an unparalleled blend of comfort, style, and countryside charm. Perfectly positioned to enjoy fantastic field views, this property presents a peaceful and idyllic lifestyle while being within easy reach of local amenities, making it an ideal family residence or a serene retreat.

Recently refurbished to the highest standards, the home boasts a range of modern enhancements, including new carpets and stylish furnishings throughout. The heart of the property is the brand-new kitchen, thoughtfully designed and fully equipped with new BOSCH appliances to inspire culinary creativity. Whether you're preparing a family meal or entertaining guests, this space promises functionality and elegance in equal measure.

## POINTS OF INTEREST

- No Upward Chain
- Five Bedroom Detached
- Recently Refurbished
- New Worcester BOSCH boiler
- New Kitchen with New BOSCH Appliances
- New Carpets & Furnishings
- Electric Car Charging Point
- Driveway and Garage
- Fantastic Field Views
- Sought After Village Location



### **Entrance Hallway**

6' 6" x 14' 10" (1.98m x 4.52m) Bright and airy entrance hall with wood flooring, radiator, ceiling light, HIVE heating controls, understairs storage area and stairs to upper floors.

### **Living Room**

11' 6" x 23' 1" (3.51m x 7.04m) Georgian style bay window to the front aspect and patio doors to the rear aspect. Feature fire place consisting of decorative fire surround with new inset electric fire, wood flooring, two radiators and two ceiling lights.

### **Dining Room/Office**

10' 5" x 10' 10" (3.17m x 3.30m) Currently used as an Office) Separate dining room with wood flooring, radiator and Georgian style bay window to the front.

### **Kitchen/Diner**

10' 5" x 13' 10" (3.17m x 4.22m) Newly fitted kitchen with a wide range of matching wall and base units with under unit lights, with roll edge work surface and inset with a resin one and a half bowl drainer sink and mixer taps. New Integrated BOSCH appliances including fridge freezer, dishwasher, electric oven and induction hob with extractor fan above. Tiled flooring, radiator, ceiling light, door to the utility room, window to the side aspect and Georgian bay window to the rear aspect.

### **Utility Room**

6' 6" x 5' 11" (1.98m x 1.80m) Fitted with a range of floor and walls units with roll edge worksurface, stainless steel sink and mixer taps inset. Newly fitted Worcester BOSCH boiler, space and plumbing for washer and dryer, tiled flooring, ceiling light, extractor fan and door leading to rear garden.

### **Cloakroom**

3' 0" x 4' 3" (0.91m x 1.30m) Having a low flush WC, pedestal wash basin, tiled flooring, radiator, ceiling light and extractor fan.

### **First Floor Landing**

10' 2" x 4' 8" (3.10m x 1.42m) First floor landing with fitted carpet flooring, ceiling light and thermostatic heating controls and stairs to the second floor.

### **Master Bedroom with Ensuite**

10' 6" x 15' 7" (3.20m x 4.75m) Carpet flooring, radiator, ceiling light, window with a view to front aspect and door leading to modern en suite with shower cubicle, low flush WC, his and hers wash basins inset into a vanity unit, vinyl flooring, cupboard with sealed system DHW water tank, radiator, ceiling light, extractor fan and obscure window to the rear aspect.

### **Bedroom Three with En-Suite**

11' 8" x 12' 1" (3.56m x 3.68m) Carpet flooring, radiator, ceiling light, window to the front aspect and access to the modern en-suite with shower cubicle, low flush WC, wash basin inset into a vanity unit, vinyl flooring, radiator, ceiling light, extractor fan and obscure window to the rear aspect.

### **Bedroom Four**

11' 6" x 8' 10" (3.51m x 2.69m) Carpet flooring, radiator, ceiling light and window to the rear aspect.

### **Family Bathroom**

6' 7" x 5' 6" (2.01m x 1.68m) White bathroom suite comprising of paneled bath with shower, low flush WC, wash basin inset into a vanity unit, vinyl flooring, radiator, extractor fan, ceiling light and obscure window to the side aspect.

### **Second Floor Landing**

10' 10" x 6' 10" (3.30m x 2.08m) Spacious second floor landing with carpet flooring, loft access, radiator, airing cupboard and velux window to the rear aspect.

### **Bedroom Two**

11' 10" x 15' 4" (3.61m x 4.67m) Carpet flooring, radiator, ceiling light, window to the front and Velux window to the rear aspect.

### **Bedroom Five**

10' 10" x 8' 9" (3.30m x 2.67m) Carpet flooring, radiator, ceiling light, storage cupboard and window to the front aspect.

### **Shower Room**

7' 3" x 6' 3" (2.21m x 1.91m) Having a good size shower cubicle, low flush WC and wash basin inset into a vanity unit, part tiled walls, vinyl flooring, radiator, extractor fan and velux window to the rear aspect.

### **Externally**

Set back from the main road, and shares a small private access road. The front aspect overlooks open fields. Low maintenance front garden, single detached garage, electric car charger. Access to the fully enclosed well presented rear garden.

## MATERIAL INFORMATION

**Council Tax:** Band F

**Council Tax:** Rate £3,747.85

**Parking Types:** Driveway. EV Charging. Garage.

**Heating Sources:** Central. Gas.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** Step free access. Wide doorways.

**EPC Rating:** C (79)

**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

### Building Safety

None

### Mobile Signal

4G great data and voice

### Construction Type

Floor: Solid, insulated (assumed) Roof: Pitched, 300 mm loft insulation Walls: Cavity walls, as built & insulated Windows: Fully double glazed Lighting: Low energy lighting in all fixed outlets

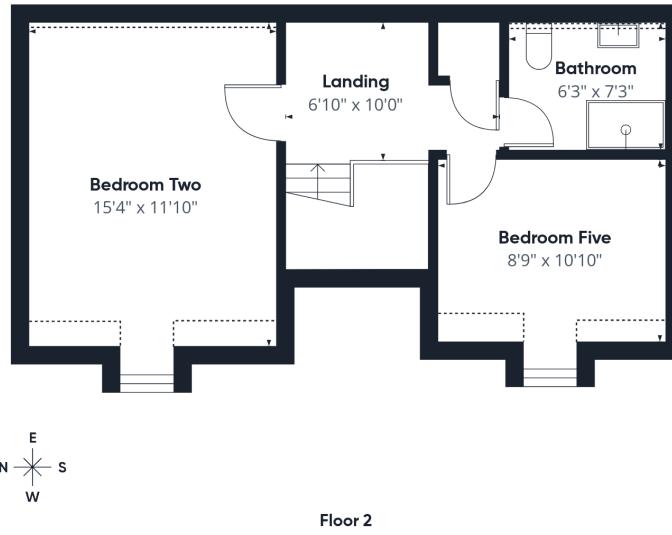
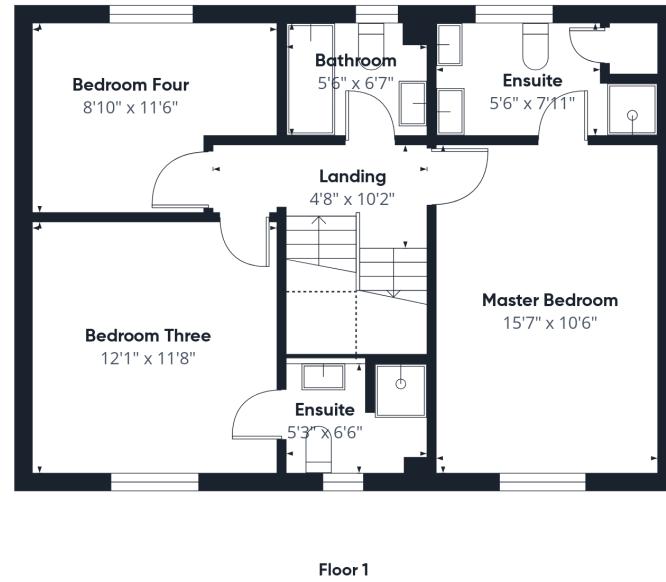
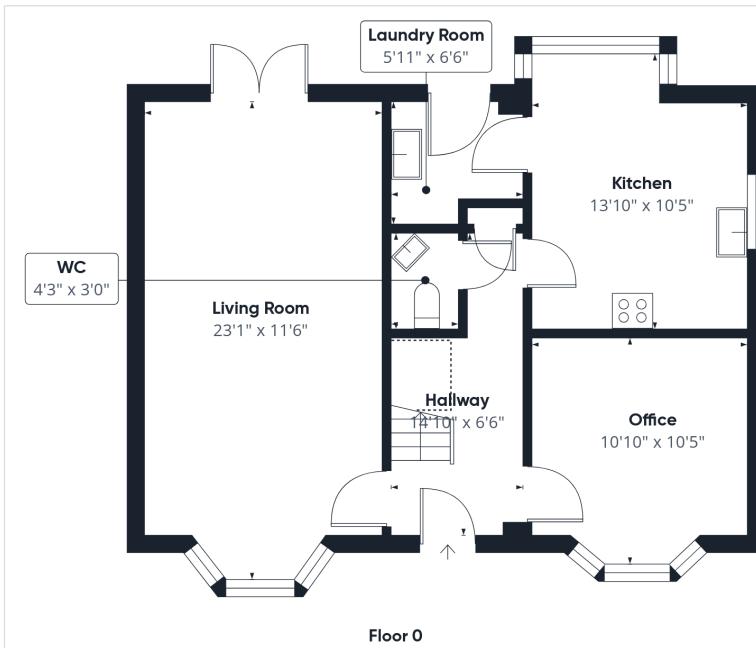
### Existing Planning Permission

None

### Coalfield or Mining

It is indicated that this property is located within 1km of a coalfield or mining area. There have been no subsidence or other associated issues since the property was built in 2008.





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

1607 ft<sup>2</sup>

**Reduced headroom**

34 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.

**GIRAFFE360**

