

FOR
SALE



Colliers Way, Edwinstowe, Mansfield, Nottinghamshire NG21 9SL

£280,000 - Freehold

Chadwells
Estate & Letting Agents

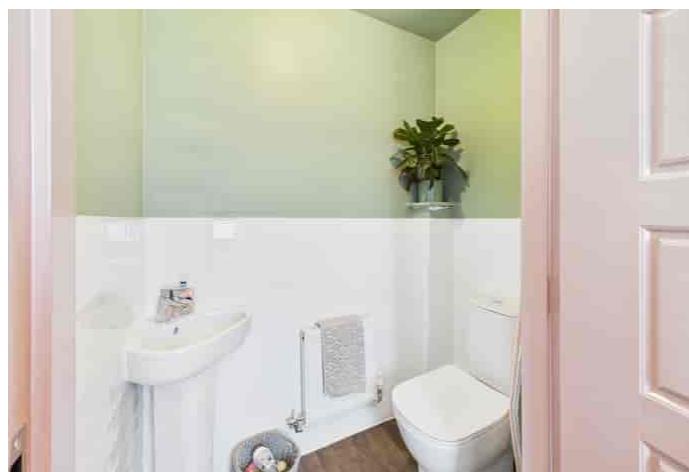
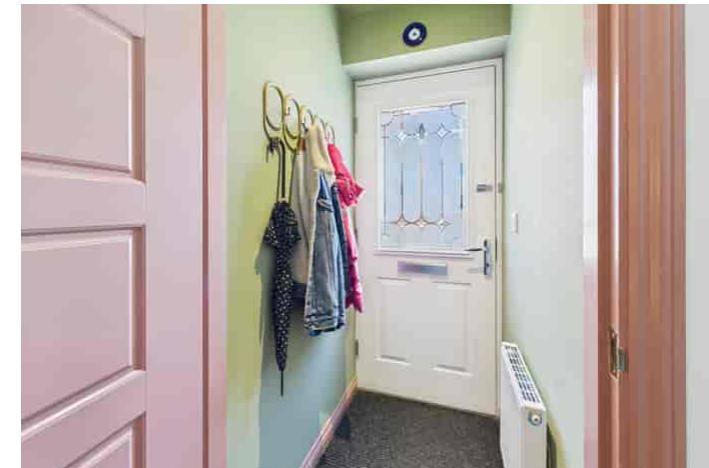
Forest Road, New Ollerton, Newark, NG22 9QT 01623 861861 lisa@chadwells.co.uk

PROPERTY SUMMARY

Stylish Three-Bedroom Detached Home....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.

POINTS OF INTEREST

- Sought-after Thoresby Vale development, Edwinstowe
- Master bedroom with en-suite shower room
- Open-plan kitchen/dining area with additional utility room
- Driveway and integral garage
- Stylish, modern interior with unique colour accents
- No upward chain



Ground Floor

Entrance Porch

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

Lounge

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

Kitchen/ Diner

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

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

With low flush WC and hand wash basin.

First Floor

Landing

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

Master Suite

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

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

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

Bedroom Three

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

Family Bathroom

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

Externally

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.

MATERIAL INFORMATION

Parking Types: Driveway. EV Charging. Garage.

Heating Sources: Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: ADSL. Cable. FTTC. FTTP.

Accessibility Types: None.

EPC Rating: B (82)

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

