

FOR  
SALE



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

£425,000 - 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

## POINTS OF INTEREST

- Detached House on private Road
- Four/Five Bedrooms
- Family Bathroom and three Ensuite Shower Rooms
- Highest Quality Fixtures and Fittings Throughout
- Fantastic Field Views



**Entrance Hall**

19' 11" x 2' 7" (6.07m x 0.79m) Enter through the composite door into the entrance hall with laminate flooring, radiator, stairs off to the first floor, two storage cupboards, doors leading to the kitchen/diner, lounge, additional lounge/music room, cloakroom and study.

**Kitchen/Diner**

27' 9" x 8' 10" (8.46m x 2.69m) Fitted with modern wall and base units, solid quartz worktops with inset sink, drainer and mixer tap. Integrated Bosch appliances including fridge, freezer, dishwasher and induction hob with extractor fan above. Double eyelevel electric fan oven and micro/oven. Tiled flooring, a large dining area, radiator, doors leading to the lounge, hallway and utility room. UPVC french doors to the rear garden and window to the rear aspect.

**Utility Room**

5' 5" x 6' 2" (1.65m x 1.88m) With wall units, square top worksurfaces with inset sink, space for washing machine, tiled flooring and composite door to the rear garden.

**Cloakroom**

2' 10" x 5' 6" (0.86m x 1.68m) With low flush WC and hand wash basin set on vanity unit. Radiator and wood effect vinyl flooring.

**Lounge**

14' 2" x 13' 7" (4.32m x 4.14m) With carpet flooring, doors leading to the kitchen/diner and hallway. UPVC window to the front aspect and electric fire.

**Office/ Bedroom Five**

6' 11" x 8' 0" (2.11m x 2.44m) With laminate flooring, uPVC window and radiator.

**Second Reception Room/ Music Room**

15' 8" x 16' 9" (4.78m x 5.11m) With laminate flooring, radiator, uPVC windows and log burner.

**Landing**

12' 6" x 3' 0" (3.81m x 0.91m) With carpet flooring, doors off to the four bedrooms, family bathroom and airing cupboard. Loft access and uPVC window.

**Master Suite**

13' 7" x 16' 9" (4.14m x 5.11m) The master suite has carpet flooring, radiator, fitted wardrobes and a separate dressing area. Three uPVC windows and a door leading to the ensuite shower room.

**Master Ensuite**

5' 11" x 5' 11" (1.80m x 1.80m) Fitted with a walk in shower, hand wash basin set on vanity storage unit and low flush WC. Radiator, Karndean flooring, obscure window and part tiled walls.

**Bedroom Two**

12' 4" x 10' 6" (3.76m x 3.20m) With carpet flooring, uPVC window and radiator.

**Bedroom Two Ensuite**

7' 9" x 4' 9" (2.36m x 1.45m) Fitted with a walk in shower, hand wash basin set on vanity storage unit and low flush WC. Radiator, Karndean flooring, obscure window and part tiled walls.

**Bedroom Three**

17' 7" x 8' 8" (5.36m x 2.64m) with carpet flooring, uPVC window and radiator.

**Bedroom Three Ensuite**

6' 6" x 5' 2" (1.98m x 1.57m) Fitted with a walk in shower, hand wash basin set on vanity storage unit and low flush WC. Radiator, Karndean flooring, obscure window and part tiled walls.

**Bedroom Four**

with carpet flooring, radiator, uPVC window and fitted office/ dressing storage.

**Family Bathroom**

5' 11" x 5' 11" (1.80m x 1.80m) Fitted with a three piece comprising bath, low flush WC and hand wash basin set on vanity unit. Karndean flooring, obscure window, part tiled walls and ladder style radiator.

**Outside**

There is a private driveway to the front of the property.

The rear garden is fully enclosed and has stunning field views for miles! With a newly installed patio area for seating and an area laid to lawn this is the perfect spot to enjoy sunny days.

## MATERIAL INFORMATION

**Council Tax:** Band E

**Council Tax:** Rate £3,288.09

**Parking Types:** Driveway.

**Heating Sources:** Gas Central.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** Cable.

**Accessibility Types:** None.

### Building Safety

No

### Mobile Signal

4G great data and voice

### Construction Type

Floor: Suspended, insulated (assumed)

Roof: Pitched, 350 mm loft insulation

Walls: Cavity wall, as built, insulated (assumed)

Windows: Fully double glazed

Lighting: Low energy lighting in all fixed outlets

### Existing Planning Permission

No

### Coalfield or Mining

It is indicated that this property is located within 1km of a coalfield or mining area.

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

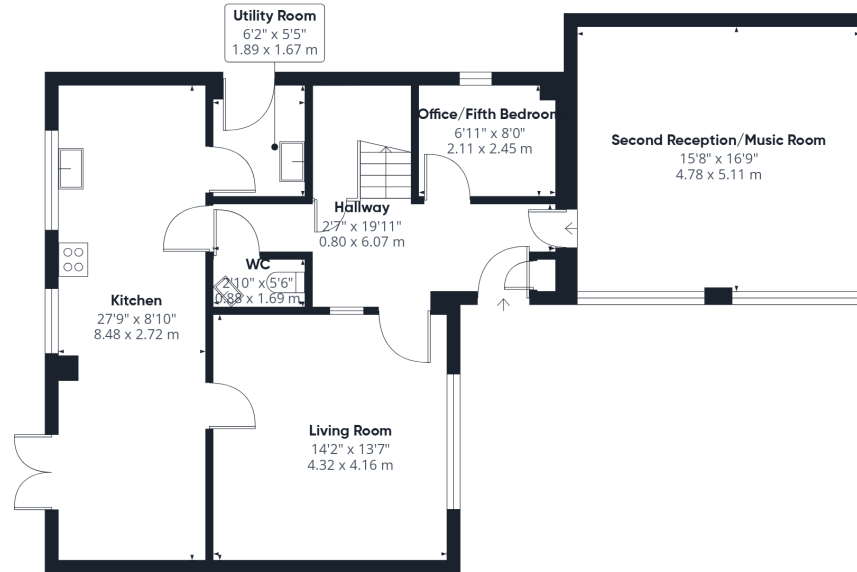
Is the property listed? No

Are there any restrictions associated with the property? No

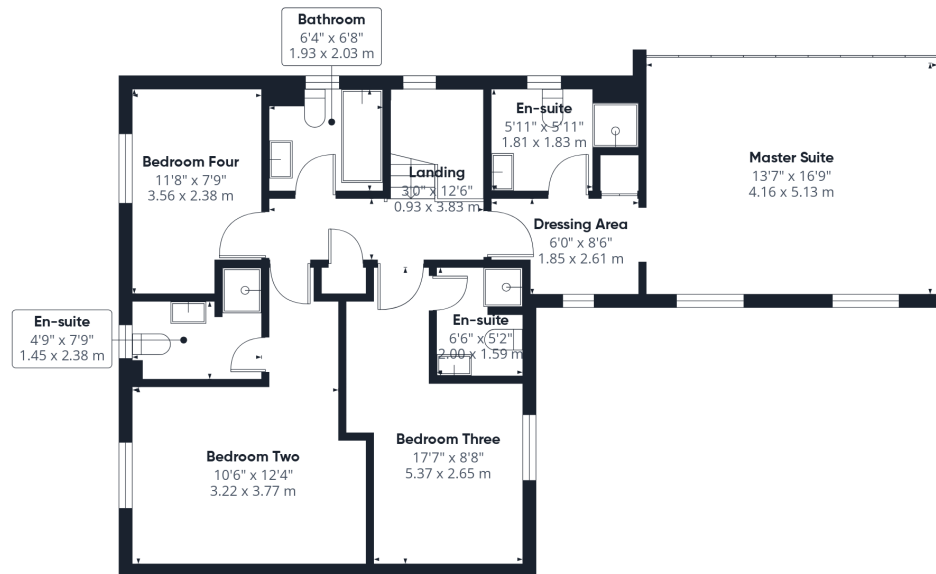
Any easements, servitudes, or wayleaves? No

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





Floor 0



Floor 1



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

1828 ft<sup>2</sup>

169.9 m<sup>2</sup>

(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.

GIRAFFE360