



Robin Hood Avenue

Edwinstowe



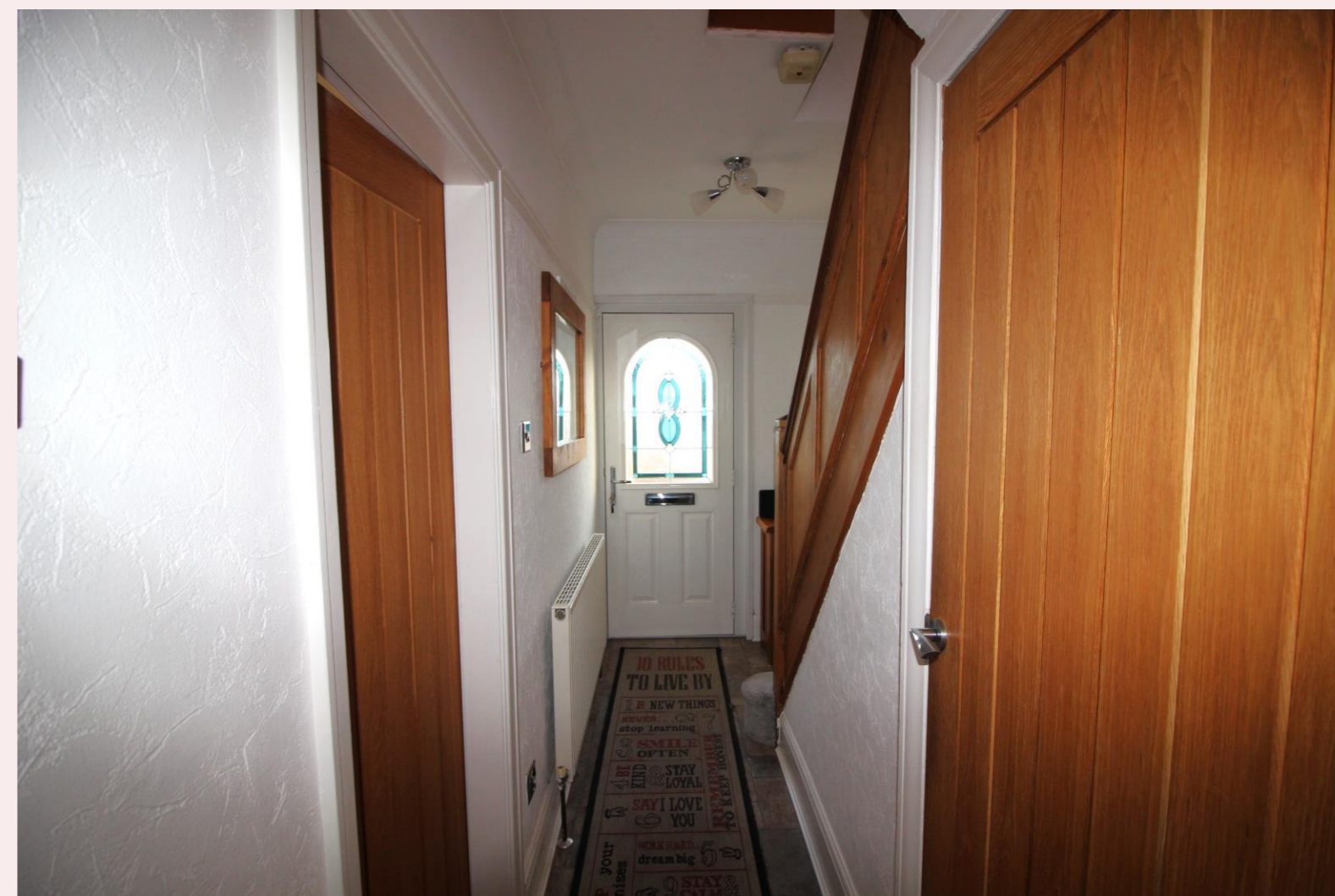
Offers in Excess of £270,000

(Chadwells
Estate & Letting Agents





*Stunning four bedroom Family
Home In A Desirable Village
Location...*





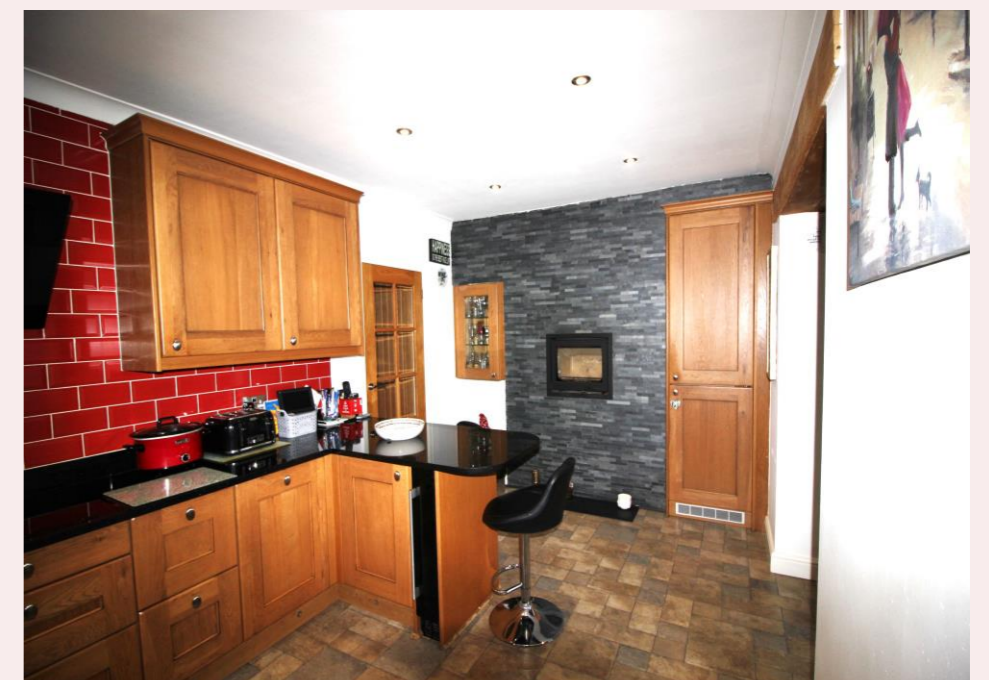
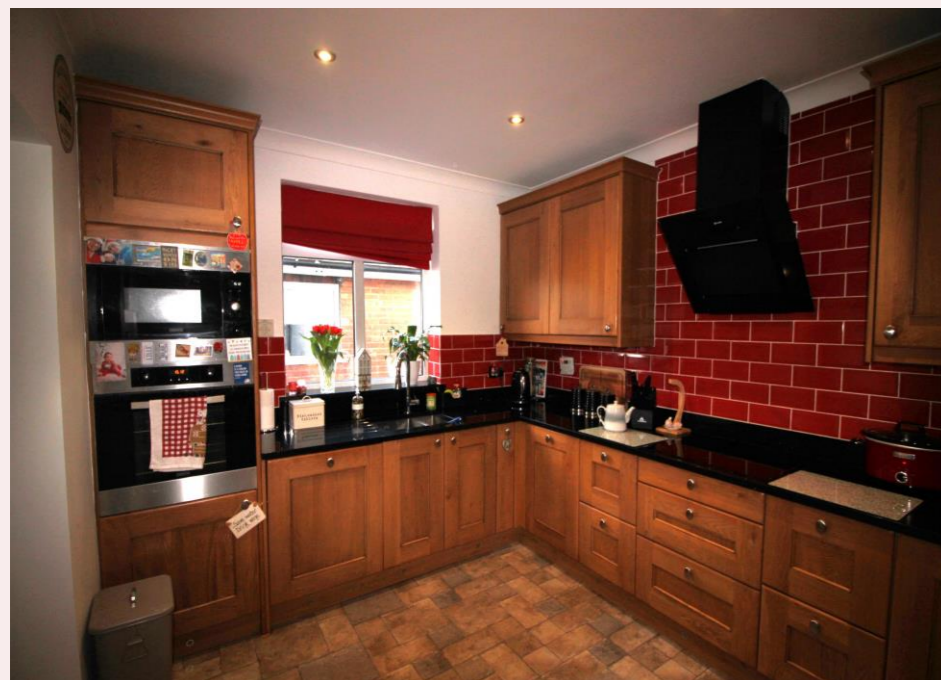
Robin Hood Avenue





Welcome

Chadwells are excited to introduce this stunning four-bedroom family home. Conveniently positioned in the sought-after village of Edwinstowe, this family home boasts kerb appeal, along with a spacious and beautifully presented internal layout you will instantly fall in love with! To the ground floor you will find a living room complete with bay window, a feature brick fireplace and log burner. The kitchen boasts a range Oak wall and base units with black granite worktop and breakfast bar, integrated appliances and a feature slate wall that holds an integrated log burner. Leading off from here is an open plan dining room with patio doors. There's also a handy rear porch, utility, and downstairs toilet. The first-floor hosts four excellent bedrooms. The master bedroom even has the luxury of its own private shower room. Furthermore, there's a family bathroom just off the landing complete with a stylish white three-piece suite with vanity units and separate corner walk in shower. Heading outside, you will find a beautifully presented rear garden with a choice of patio and seating areas, well-maintained lawn, pergola and surrounding fence for additional privacy. In summary the perfect setting for enjoying family BBQs and evening drinks with friends! If that's not enough, the front of the property benefits from a driveway which leads to the single detached garage with an electric door.



Step inside...

Living Room *11' 5" x 12' 6" (3.49m x 3.80m)*

uPVC bay window to front aspect. Brick feature fireplace with log burner. Laminate flooring, radiator, ceiling light and oak door.

Entrance Hall *11' 6" x 5' 11" (3.50m x 1.81m)*

uPVC front door and window. Laminate tile effect flooring. Radiator, under stairs storage and solid oak doors leading into the kitchen, lounge and stairs off to the first floor.

Kitchen *8' 2" x 17' 3" (2.48m x 5.25m)*

The kitchen is fitted with a range of oak wall and base units and black granite worktop with inset 1.5 stainless steel sink and mixer tap. Integrated oven, microwave, dishwasher, fridge freezer and hob with extractor above. Laminate tile effect flooring and ceiling spotlights. Slate feature wall with inset log burner. Oak door leading to rear porch, utility, downstairs toilet, and uPVC door to back garden.

Dining Room *13' 0" x 11' 0" (3.97m x 3.35m)*

Spacious open dining area with tile effect laminate flooring, radiator, ceiling light and uPVC patio doors leading to back garden.

Utility room *4' 9" x 3' 7" (1.46m x 1.08m)*

Tile effect laminate flooring, plumbing for washing machine, obscure uPVC window to rear elevation.

Downstairs Toilet *4' 0" x 2' 7" (1.23m x 0.78m)*

White 2 piece white low flush W/C and wash basin. Ceiling light, radiator and obscure uPVC window to the side aspect.

First Floor Landing

Carpet, radiator, ceiling light. Loft access, loft ladder, boarded and light fitting.

Master bedroom *13' 1" x 10' 2" (3.99m x 3.10m)*

With carpet flooring, radiator, built in wardrobes and storage. uPVC window to the rear aspect. Ensuite shower room.

Bedroom 2 *8' 1" x 8' 5" (2.46m x 2.56m)*

With laminate flooring, radiator and uPVC window to the front aspect.

Bedroom 3 *11' 5" x 10' 1" (3.48m x 3.08m)*

With laminate flooring, radiator and uPVC bay window to the front aspect.

Bedroom 4 *9' 5" x 9' 3" (2.87m x 2.83m)*

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

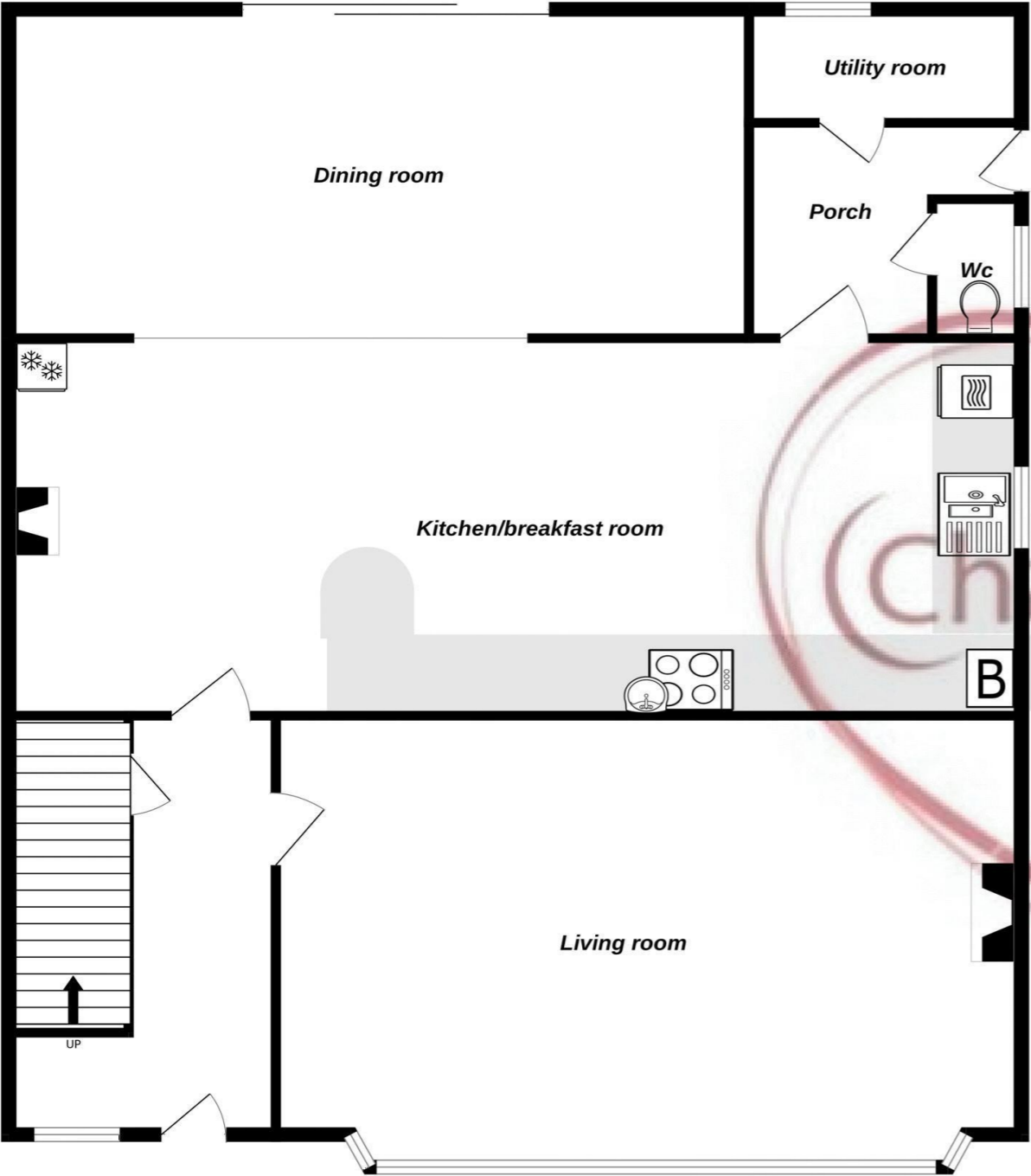
Family Bathroom *9' 4" x 5' 10" (2.85m x 1.77m)*

The bathroom is fitted with a white three piece suite comprising bath, low flush WC and hand wash basin set on vanity unit. Separate corner walk in shower unit. Tiled walls, tiled flooring and obscure window to the rear aspect.

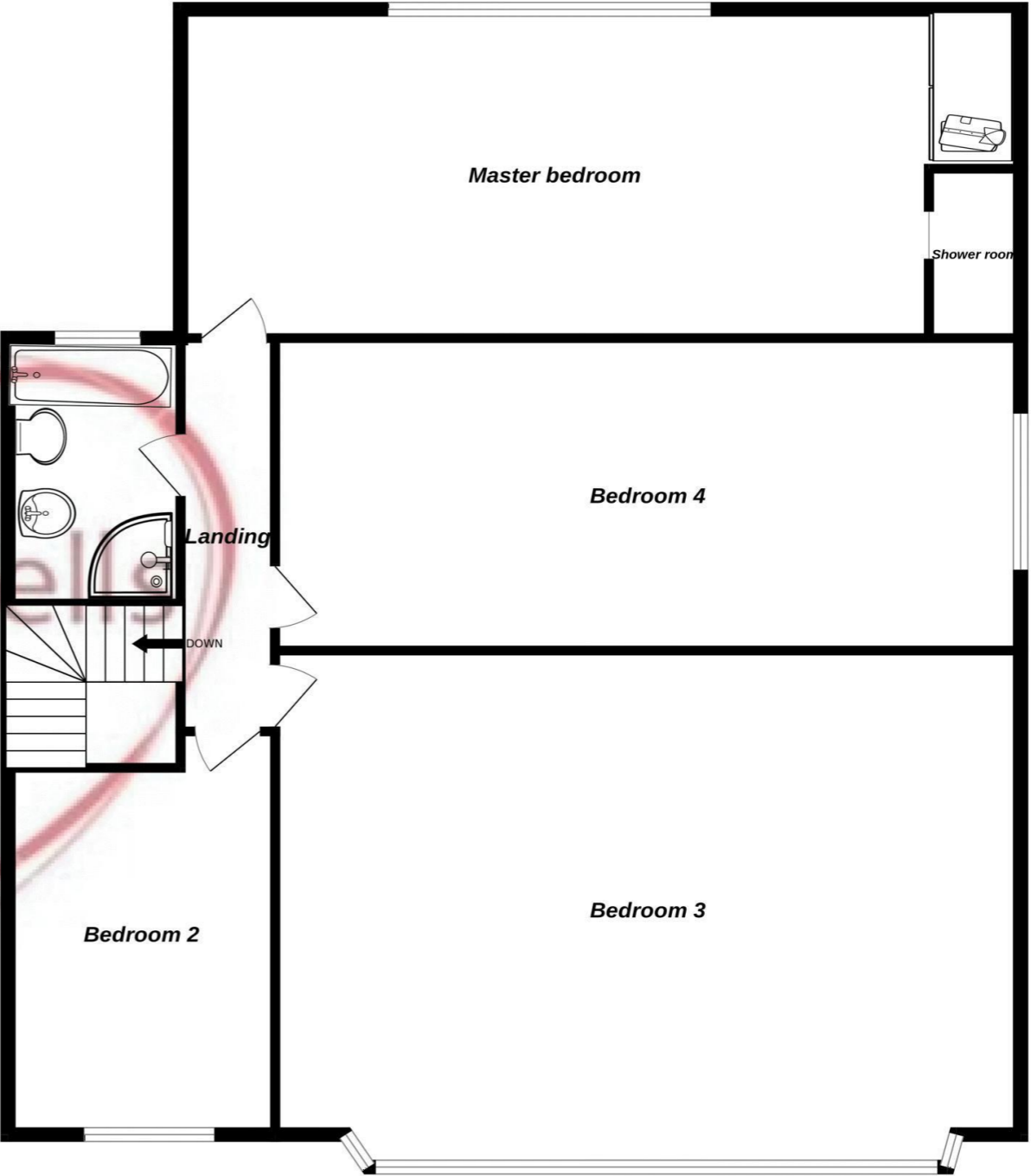
Externally

Heading outside, you will find a beautifully presented rear garden with a choice of patio and seating areas, well-maintained lawn, pergola and surrounding fence for additional privacy. In summary the perfect setting for enjoying family BBQs and evening drinks with friends! If that's not enough, the front of the property benefits from a driveway which leads to the single detached garage with an electric door.

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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