



**33 Paddock Close, Edwinstowe, Mansfield,
Nottinghamshire, NG21 9LP**

Offers Over £320,000

Tel: 01623 626990

 **RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Detached Bungalow
- 2 En Suites
- Utility
- Integral Single Garage
- Highly Desirable Village Location
- 2 Double Bedrooms
- Open Plan Living/Dining/Kitchen
- Block Paved Driveway
- South Facing Rear Garden
- Viewing Highly Recommended

A two double bedroom detached bungalow with a south facing rear garden in a highly desirable village location.

The property offers a good sized layout of living accommodation extending to just over 1,200 sq ft. There is an L-shaped entrance hall, a large open plan, L-shaped living/dining/kitchen with integrated appliances, a master bedroom with fitted wardrobes and an en suite, second double bedroom with Jack & Jill en suite, side entrance lobby and a utility. The property benefits from having an alarm system, gas central heating (combi boiler) and UPVC double glazing.

OUTSIDE

Paddock Close is arguably one of the best places to live in Edwinstowe where there are a variety of high value detached houses and bungalows. The front garden is mainly laid to lawn with borders with plants and shrubs. A block paved driveway leads to an integral single garage equipped with power and light and an electric up and over door. The block paving extends across the full frontage of the property leading to the front entrance door and to a side gate which provides access to a block paved pathway with bin store and garden area leading to the rear garden. To the rear of the property, there is a south facing garden featuring a large patio and pathway which leads to a shed. There is a large central lawn and deep borders with mature plants and shrubs.

AN OBSCURE GLAZED COMPOSITE FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

L-SHAPED ENTRANCE HALL

18'1" max x 17'6" max (5.51m max x 5.33m max)

A spacious, L-shaped hallway with tiled floor, two radiators and two sun tunnels. Double doors open to:

OPEN PLAN LIVING/DINING/KITCHEN

31'2" x 21'3" max (9.50m x 6.48m max)

(11'11" into kitchen). A spacious, open plan living/dining/kitchen, having a range of shaker cabinets comprising wall cupboards with under lighting, base units and drawers with laminate work surfaces above. Inset twin stainless steel sinks with drainer and chrome swanbeck mixer tap. Integrated Neff cooking appliances include a single electric oven, separate microwave, a four ring induction hob and extractor hood above. Integrated Neff dishwasher. Integrated fridge and separate integrated freezer. There is fitted furniture to include ample

display shelving and a fitted desk with storage shelving and cupboards above and beneath. Radiator, vertical radiator, ample ceiling spotlights and power points, television point, telephone point, double glazed window to the front elevation and two sets of patio doors open out onto the south facing rear garden.

MASTER BEDROOM 1

12'11" x 12'11" (3.94m x 3.94m)

A spacious double bedroom, having modern fitted wardrobes with hanging rails and shelving and sliding doors. Overhead wall mounted air conditioning unit, radiator and double glazed window to the rear elevation.

EN SUITE

11'9" x 5'3" (3.58m x 1.60m)

Having a modern three piece white suite with chrome fittings comprising a tiled shower cubicle with rainfall shower plus additional shower attachment. Pedestal wash hand basin with mixer tap. Low flush WC. Tiled floor, tiled walls, radiator, three ceiling spotlights, extractor fan and obscure double glazed window to the rear elevation.

BEDROOM 2

13'5" x 11'11" (4.09m x 3.63m)

With radiator and double glazed window to the front elevation.

EN SUITE

7'9" max x 5'0" (2.36m max x 1.52m)

Having a modern three piece white suite with chrome fittings comprising a tiled shower cubicle. Pedestal wash hand basin with mixer tap. Low flush WC. Tiled floor, tiled walls, chrome heated towel rail and extractor fan.

SIDE ENTRANCE LOBBY

9'7" x 2'8" (2.92m x 0.81m)

With radiator, tiled floor, obscure glazed side entrance door and personal door to the integral garage.

UTILITY

9'7" x 6'9" (2.92m x 2.06m)

Having shaker base units, work surfaces and an inset stainless steel sink with drainer and mixer tap. Space and plumbing for a washing machine and space for a tumble dryer. Wall mounted gas central heating combi boiler. Tiled floor, radiator and double glazed window to the side elevation.

INTEGRAL SINGLE GARAGE

17'2" x 9'7" (5.23m x 2.92m)

(Plus door reveal 5'4" x 2'11"). Equipped with power and light and housing the consumer unit. Electric up and over door, obscure double glazed window to the side elevation and connecting door to the utility.

VIEWING DETAILS

Strictly by appointment with the selling agents. For out of office hours please call Alistair Smith, Director at Richard Watkinson and Partners on 07817-283-521.

TENURE DETAILS

The property is freehold with vacant possession upon completion.

SERVICES DETAILS

All mains services are connected.

MORTGAGE ADVICE

Mortgage advice is available through our independent mortgage advisor. Please contact the selling agent for further information. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.

FIXTURES & FITTINGS

Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested and therefore cannot be guaranteed to be in good working order.





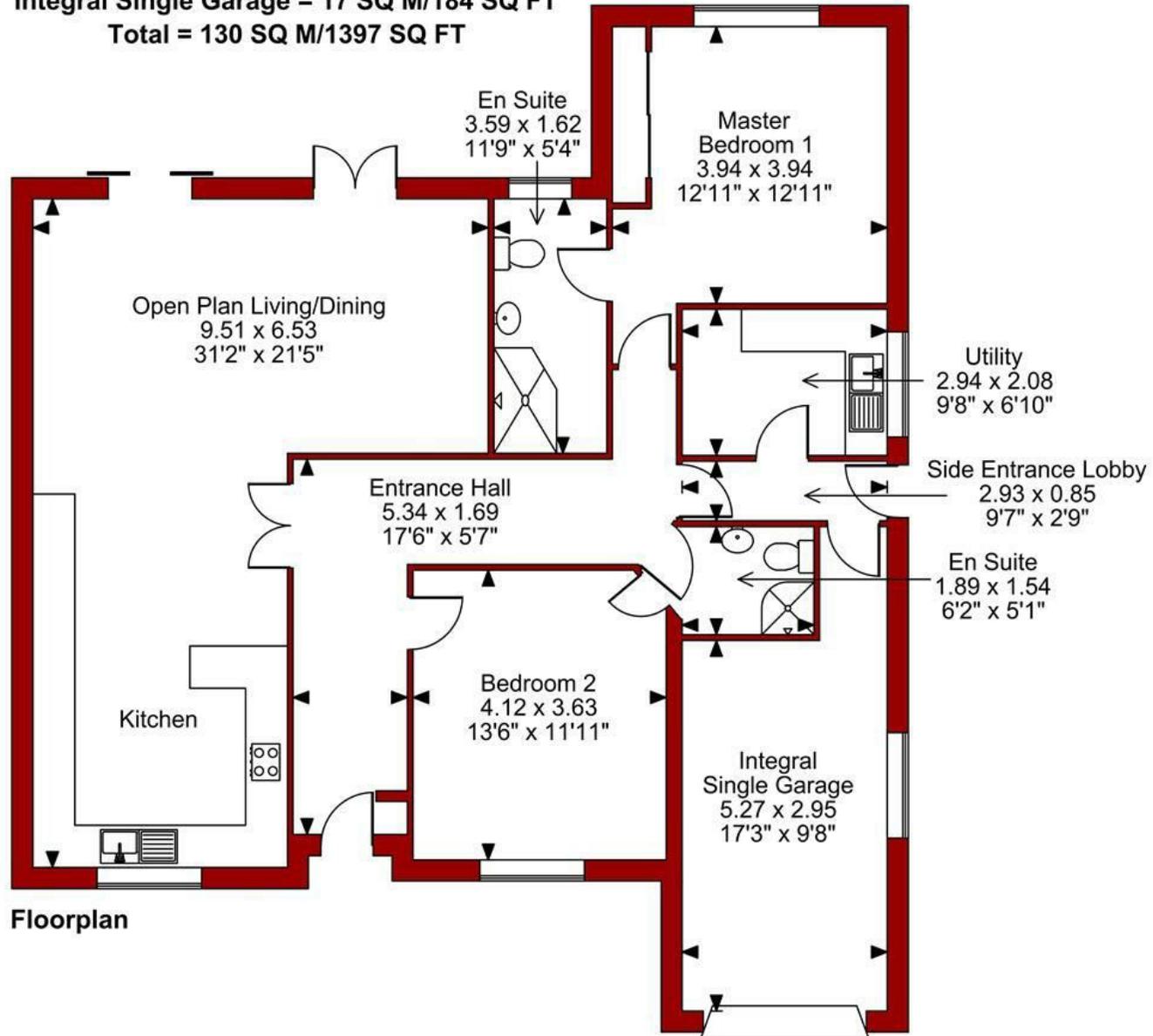






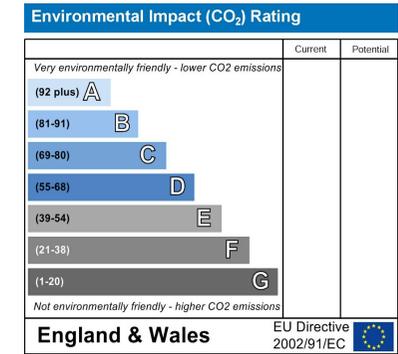
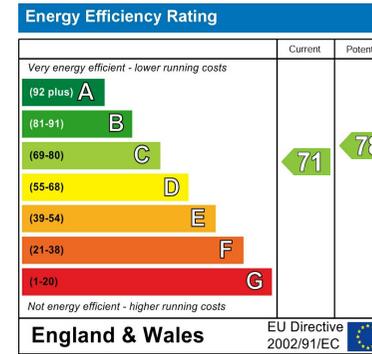


Paddock Close, Edwinstowe
Approximate Gross Internal Area
Bungalow = 113 SQ M/1213 SQ FT
Integral Single Garage = 17 SQ M/184 SQ FT
Total = 130 SQ M/1397 SQ FT



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01623 626990



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