



Offers Over £260,000 Freehold

17 OVERMAN DRIVE | EDWINSTOWE | NG21 9ST

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YOUR NEXT CHAPTER STARTS HERE!!!!...Nestled in the heart of Edwinstowe, this charming three-bedroom detached home offers a perfect blend of style, comfort, and functionality. Located in a friendly neighbourhood with easy access to local amenities, schools, and transport links, it's an ideal choice for families and professionals alike.

Step inside to discover a welcoming living room filled with natural light, offering a warm and inviting space to relax or entertain. The open-plan kitchen and dining area is the heart of the home, featuring elegant French doors that lead out to the garden and ample room for a dining table, making it perfect for family meals or entertaining guests.

Upstairs, the property boasts three generous bedrooms, including a stylish master with a modern ensuite, providing a private retreat. A contemporary family bathroom completes the first floor, combining practicality with comfort.

Outside, the home enjoys a spacious rear lawn—an ideal canvas for creating your own outdoor haven—and off-street parking to the front for convenience and peace of mind.

Overman Drive is a delightful home that effortlessly combines modern living with classic charm, ready to welcome its next owners.





Porch

Access to;

WC 3'5" x 5'1"

Convenient two-piece suite with laminate flooring, low-flush toilet and a hand wash basin.

Living Room 10'4" x 15'1"

Featuring softly laid carpeted flooring, practical integrated storage cupboard, central heating radiators and a window to the front elevation maximising natural daylight.

Kitchen/Dining Room 15'5" x 10'9"

Completed with hardwood flooring, an array of ample storage cupboards with complementary work surfaces above and integrated appliances including an oven,

hob with extractor fan and hand wash basin. The generous layout provides ample space to accommodate a dining table, complemented by elegant French doors opening to the outside, along with a rear-facing window offering delightful views of the garden.

Landing

Additional storage cupboard and access to;

Bedroom One 10'8" x 10'7"

Situated to the rear of the property, the room features plush carpeted flooring, central heating radiator and twin front-facing windows that allow an abundance of natural light to fill the space.

En Suite 4'6" x 6'11"

Modern three-piece suite comprising a



sleek walk-in shower, low-flush toilet and hand wash basin, complemented by a side-facing window.

Bedroom Two 8'1" x 12'8"

Quality fitted carpeted flooring, a central heating radiator, and a front-facing window allowing an abundance of natural light.

Bedroom Three 7'2" x 7'5"

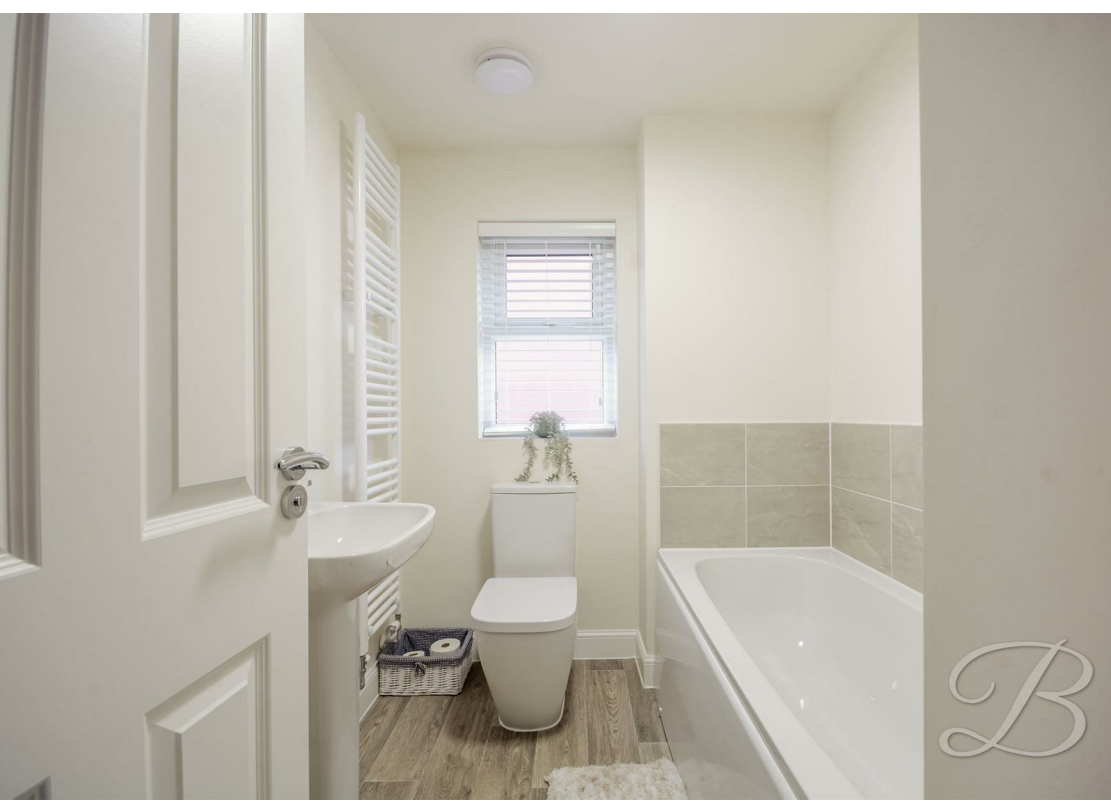
Comfort-enhancing carpeted flooring, central heating radiator and a front-facing window, this versatile room can be adapted to suit a variety of needs.

Bathroom 6'4" x 5'11"

A contemporary three-piece suite comprising a low-flush toilet, hand wash basin, and luxury bath, complemented by a wall-mounted towel rail and a side-facing window.

Outside

Offering practical off-street parking, the property also features a spacious rear lawn, providing a blank canvas to create your own outdoor retreat, ideal for entertaining.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	91	91
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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