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**NO
CHAIN**

**PLOT 54
THORESBY VALE
EDWINSTOWE
NG21 9PS**



£489,995

VIEWING

By appointment through the selling agent on (01623) 422000
16 Albert Street, Mansfield, Nottingham, NG18 1EB

TENURE

Freehold

- Stunning Detached Family Home
- Five Substantial Bedrooms plus Study
- Stylish Dining Kitchen plus Two reception Rooms
- Master En-Suite & Dressing Room
- Second En-Suite and Family Bathroom
- Double Garage and Driveway
- South Facing Garden
- Move in Before Christmas with the Stamp Duty Paid for You
- Part Exchange Available

This brand-new home will be completed before the end of the year so it could be yours just in time for Christmas.

Located on an exclusive development in the sought-after village of Edwinstowe, just a short drive away from Sherwood Forest and the beautiful countryside the area has to offer. Edwinstowe itself has a wealth of amenities and there are good transport links to nearby towns and its central location make it great for commuters.

The property has been built to a high specification and boasts a stylish dining kitchen fitted with a range of integrated appliances to include a frost-free fridge freezer, dishwasher and wine cooler; perfect for playing the hostess. What's more both the kitchen and dining room have French door access to the rear garden which really opens up the entertaining space during the summer months.

With over 2000 square feet there is plenty of space for the whole family. There are two large reception rooms to the ground floor offering a versatile living area and a study to the first floor which is ideal for those working from home. There is the added bonus of a utility room and ground floor W.C with the utility giving pedestrian access to the garage.

The garage itself has double door access allowing parking for two cars. There is power and lighting so a great space for storage or a workshop instead should you prefer.

A large entrance hall has stairs leading to a galleried landing giving access to all first-floor rooms. In addition to the study already mentioned there are five well-proportioned double bedrooms including the stunning master suite with an en-suite shower room and fitted out dressing room. Bedrooms two and three share a 'Jack and Jill' shower room and then there is large family bathroom with a four-piece modern suite.

Outside the property is set back from the road having a front lawn. To the rear the property boasts that all important south facing garden and the neighbouring plots orientation means the garden is afforded a good degree of privacy.

Like what you are reading then we recommend early viewing of this superb property to avoid disappointment! Viewing is strictly by appointment only so contact us today on 01623 422000 or email us at mansfield@need2view.co.uk to book your exclusive viewing appointment.

Harron are a local developer who take care to build your home to a high standard. There is a 10-year NHBC warranty offered with every property giving you peace of mind for years to come.

This is the last plot remaining on this fantastic development meaning it is being offered at nearly £20,000 less than the original marketing price. What's more the developer is offering to pay the stamp duty which is an instant £15,000 saving.

Not sold yet? Don't worry there are fantastic part exchange options available which we would be happy to discuss with you.

THE DUNSTANBURGH

This grand, thoughtfully designed five bedroom property with integral double garage is truly spacious and offers everything you could wish for in a large family home.

GROUND FLOOR

Lounge	6080 x 3953mm	19' 11" x 12' 11" inc bay
Kitchen/Dining	6027 x 3910mm	19' 9" x 12' 9"
Dining Room	3910 x 3588mm	12' 9" x 11' 9"
Utility	2188 x 1685mm	7' 2" x 5' 6"

FIRST FLOOR

Bedroom 1	3563 x 3383mm	11' 8" x 11' 1"
Dressing Area	2475 x 2240mm	8' 1" x 7' 4"
En Suite 1	2475 x 1663mm	8' 1" x 5' 5"
Bedroom 2	4095 x 3796mm	13' 5" x 12' 5"
Bedroom 3	3645 x 3263mm	11' 11" x 10' 8"
En Suite 2	2821 x 1975mm	9' 3" x 6' 5"
Bedroom 4	4003 x 3408mm	13' 1" x 11' 2"
Bedroom 5	2852 x 2823mm	9' 4" x 9' 3"
Study	2775 x 2221mm	9' 1" x 7' 3"
Bathroom	2823 x 2075mm	9' 3" x 6' 9"



GROUND FLOOR



FIRST FLOOR

This information is intended for illustration purposes only and may be subject to change for reasons beyond our control. Each property shown may not include the features as described in the illustration or specification and the floor plans are not to scale. Dimensions supplied are accurate to within +/- 20mm (+/- 3/4") they are not intended to be used for carpet sizes, appliance spaces or items of furniture spaces. As a consequence this information should be used for guidance only and cannot be relied on to accurately describe any specified matters as prescribed by an order made under the Property Redressions Act 1991, nor constitute a contract, part thereof or warranty. JUN'21

SITE PLAN



HARRON HOMES AT THORESBY VALE EDWINSTOWE



3 BEDROOM HOMES



THE ALDERTON
3 bedroom home
Plots 6, 19, 53, 57, 69, 82, 84, 86,
92, 96, 107, 114, 116, 120 & 132



THE BAMBURGH
3 bedroom home
Plots 4, 5, 12, 13, 14, 20, 21,
31, 32, 43, 44, 50, 51, 57, 58,
66, 67, 76, 79, 94, 95, 122 & 133

4 BEDROOM HOMES



THE BAYBRIDGE
4 bedroom home
Plots 49, 85, 91 & 113



THE NIDDERDALE
4 bedroom home
Plots 29, 36, 41, 64, 67, 54, 70,
80, 83, 106, 109 & 112



THE SALCOMBE V0
4 bedroom home
Plots 90, 140 & 141



THE SALCOMBE V1
4 bedroom home
Plots 22, 23, 28, 87, 125 & 136



THE SETTLE V0
4 bedroom home
Plots 30, 35, 74, 81, 106, 111 & 126



THE SETTLE V1
4 bedroom home
Plots 1, 10, 37, 119 & 133



THE TONBRIDGE
4 bedroom home
Plots 15, 40, 45, 67, 61, 71, 88,
104, 110, 126, 127, 134 & 138



THE WARKWORTH
4 bedroom home
Plots 9, 11, 18, 26, 33, 55, 76,
118, 128 & 131



THE WINDSOR
4 bedroom home
Plots 3, 7, 14, 27, 42, 40, 48, 77,
87, 93, 105, 115, 117, 121 & 137

5 BEDROOM HOMES



THE DUNSTANBURGH
5 bedroom home
Plots 8, 17, 25, 27, 34, 54, 75,
130 & 142



THE EDLINGHAM
5 bedroom home
Plots 2, 24, 34, 46, 129, 135,
139 & 143

AGENTS NOTES

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property.

All measurements are approximate and quoted in imperial and are for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on.

The fixtures, fittings or appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

MORTGAGE ADVICE

Arranging the right mortgage is just as important as selecting the right house. Need2View are happy to introduce clients to a completely and utterly independent mortgage advisor who can canvas the whole market place.

They can select the best and most appropriate mortgage tailored to suit each individual purchaser's needs and requirements and relative to their own unique personal circumstances. Such advice can be accessed free of charge* and without any obligation. Your home is at risk if you do not keep up repayments on your mortgage or any other loans secured against it.

* Initial consultation is on a no fee basis although a fee may be charged for mortgage arrangement.

THINKING OF SELLING

It is important that a fair, accurate and representative market appraisal is given when thinking of selling and owners should obtain advice to take into account economic conditions, the size, standard, condition, location of a property, market conditions within the area and the likely demand for a particular type of property.

Need2View are happy to come and visit you at your convenience in or out of office hours, weekdays or weekends by appointment and will offer you the advice that you need to make an informed decision.

We offer a range of services and so will listen to what you want and need and tailor our services to suit your requirements. Our fees are flexible and will reflect the services you choose ensuring that you receive the best value for money. We use our expertise and experience to maximise the value of your home and can also offer help and assistance in connection with an on-going purchase, whether or not that property is being purchased through ourselves.

THINKING OF RENTING

Letting a property is not just simply a question of finding a tenant, it is about finding the right tenant which involves making in depth credit checks, enquiries and referencing to insure that prospective tenants are the best that they can be.

The secret of achieving the highest level of property management is to be actively involved in and *manage* the rental property, collecting rents is not enough. Strong and proactive management with regular contact with both tenants and landlords and frequent inspections with condition reports being provided on a regular basis will help to ensure that our landlords get the best possible service.

We have a hands-on and practical style of approach and aim at all times to act on our clients behalf, in their best interests and in accordance with their instructions protecting, maintaining and enhancing our client's investment.