



PORTLAND ROW | EDWINSTOWE | MANSFIELD | NG21 9JB

**BuckleyBrown**  
ESTATE AGENTS



A HOME TO BE PROUD OF!!...We are incredibly excited to introduce this stunning four bedroom family home that stands on a excellent plot in the sought-after area of Edwinstowe, only a short distance to the high street and excellent amenities. Well-presented throughout, this property offers spacious and welcoming accommodation throughout, and we're sure you'll be head over heels as soon as you step inside!

The ground floor accommodation is nothing short of amazing! The living room is a fantastic size with excellent versatility, complete with a wonderfully homey feel you will love spending your spare time in. You can step into the conservatory from here which is an equally impressive size with great views over the rear garden. You'll find this is a terrific space for dining or entertaining guests, with patio doors leading out to the rear garden- perfect for utilising in the summer! The kitchen offers a range of shaker style units, along with ample worktop space for preparing family meals. You'll find space for all essential appliances, making the cooking and cleaning a seamless task! Not to mention an excellent wood burning stove. What more could you ask for?

The first floor welcomes you to four terrific bedrooms, all of which have been kept to a high standard throughout with plenty of space for furnishings. The master bedroom even benefits from its own fitted wardrobes, along with a private dressing room and ensuite facility. What more could you ask for? The family bathroom completes the floor with a lovely three piece suite.

The outside space is just as impressive and benefits from a spacious rear garden with a patio seating area, well-maintained lawn and pergola to take advantage of! Additionally, there are storage sheds to utilise, decorative pebbling and beautiful surrounding shrubs and trees. An excellent setting for BBQs and outdoor activities! If that's not enough, there's also a generous workshop to take advantage of. What's not to love?





#### Porch

With access into;

#### Hallway

With fitted carpets, central heating radiator, stairs leading up to the first floor, window to the front elevation and access into;

#### Kitchen 9'4" x 20'1"

Complete with a range of shaker style units and cabinets with complementary worktop over, inset sink and drainer with mixer tap, tiled splash backs, integrated double oven, gas hob with stainless steel extractor fan over, space and plumbing for a washing machine and dishwasher, space for an under cupboard fridge and freezer, wood burning stove, downlights and French doors leading into the conservatory.

#### Conservatory 9'1" x 29'6"

With windows overlooking the rear garden, central heating radiator, downlights, two windows to the front elevation and two sets of doors leading out to the rear garden.

#### Living Room 11'6" x 22'7"

With fitted carpets, two storage cupboards, central heating radiator, two windows to the rear elevation and French doors leading into the conservatory.

#### Landing

With fitted carpets and access into;

#### Master Bedroom 11'7" x 12'0"

With fitted carpets, fitted wardrobes, central heating radiator, window to the rear elevation and access to a private dressing area and ensuite facility.



#### Ensuite 6'2" x 6'11"

Complete with an enclosed shower cubicle, low flush WC, vanity hand wash basin, full-height tiling and opaque window to the rear elevation.

#### Bedroom Two 8'5" x 13'11"

With fitted carpets, fitted wardrobes, central heating radiator and window to the front elevation.

#### Bedroom Three 8'5" x 8'11"

With fitted carpets, fitted wardrobes, central heating radiator and window to the front elevation.

#### Bedroom Four 6'9" x 9'5"

With fitted carpets, central heating radiator and window to the rear elevation.

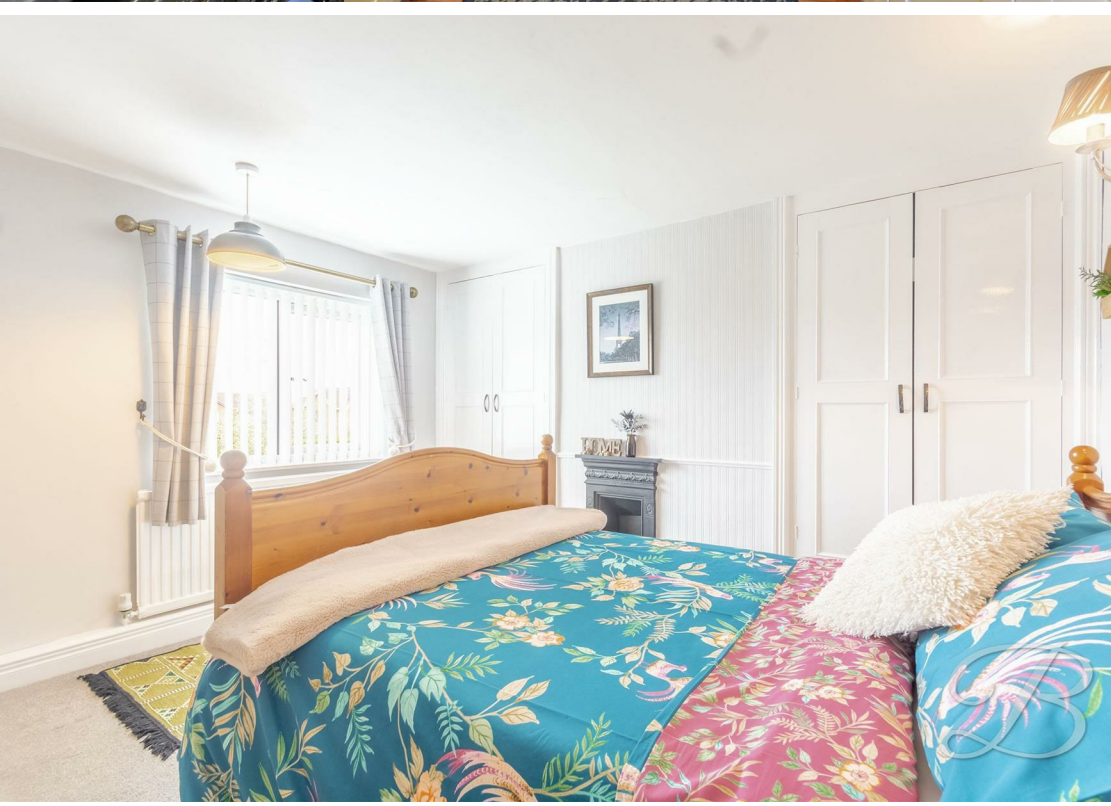
#### Bathroom 6'8" x 7'6"

Complete with a fitted bath with overhead shower, low flush WC, hand wash basin and opaque window to the rear elevation.

#### Outside

Featuring a spacious and well-maintained garden to the rear with lawn, storage sheds, pergola, decorative pebbling and beautiful surrounding mature shrubs and trees, along with a generous workshop. There's also ample off-road parking to the property.







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. Specially no guarantee is given on the total square footage of the property if quoted on this plan.

CC Ltd ©2018

**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) <b>A</b>                          |           | <b>82</b> |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            | <b>69</b> |           |
| (55-68) <b>D</b>                            |           |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            |           | <b>G</b>  |
| (1-20) <b>G</b>                             |           |           |
| Not energy efficient - higher running costs |           |           |
| England & Wales                             |           |           |
| EU Directive 2002/91/EC                     |           |           |





PORTLAND ROW  
EDWINSTOWE  
MANSFIELD  
NG21 9JB

BuckleyBrown Estate Agents  
55- 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND  
t: 01623 633633 | [mansfield@buckleybrown.co.uk](mailto:mansfield@buckleybrown.co.uk) | [www.buckleybrown.co.uk](http://www.buckleybrown.co.uk)

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.

**BuckleyBrown**  
ESTATE AGENTS