



BIRKLAND DRIVE | EDWINSTOWE | MANSFIELD | NG21 9LU

BuckleyBrown
ESTATE AGENTS

PICTURE PERFECT!!.. BEING SOLD WITH NO UPWARD CHAIN!!...Introducing to the market this remarkable three-bedroom detached family home, positioned in the sought-after village of Edwinstowe. Boasting an excellent location, this property is situated conveniently close to a superb range of shops and amenities, including the renowned Sherwood Forest. The property itself has been kept to an immaculate standard throughout, with plenty of space for growing families. Let's take a peek inside..

The ground floor warmly welcomes you to a homely lounge, complete with a lovely feature fireplace that lends itself perfectly to cosy nights in. The perfect spot to enjoy kicking off your shoes and relaxing! Just next door is the equally as impressive kitchen/diner, complete with a modern range of matching units and integrated appliances. You'll also find a beautiful dining area here, complemented by stylish downlights and tiled flooring that flows wonderfully into the conservatory. This versatile and generous area, equipped with power, lighting, and bi-fold doors leading out to the rear garden, is perfect for relaxation, enjoyment, and entertaining guests!

The first floor hosts three excellent bedrooms, all of which offer plenty of space and flexibility to add your own stamp. The master bedroom even benefits from its own stylish ensuite facility for that added touch of luxury. Additionally, a well-appointed bathroom is located just off the landing, presenting a three-piece suite where you can unwind after a long day.

The outdoor space is a serene extension of the property, tranquil and private, it boasts a patio seating area, expansive pebbled section with an artificial lawn, and a wonderful display of surrounding mature shrubs and trees. You'll also gain access to a convenient utility and shower room. To the front of the property is a private driveway and integral garage, allowing space for both off-road parking and secure storage. What's not to love?





Entrance Hall

With tiled flooring, storage cupboard, central heating radiator and stairs leading up to the first floor. With access into;

Living Room 11'8" x 15'1"

With laminate flooring, feature fireplace, central heating radiator, and window to the front elevation.

Kitchen/Diner 7'10" x 26'8"

Complete with a range of matching wall and base units with complementary worktop over, inset sink and drainer with mixer tap, tiled splash backs, integrated eye-level oven, hob with extractor fan above, integrated dishwasher and fridge-freezer, ample dining space, central heating radiator, downlights and tiled flooring. With access into;

Conservatory 11'7" x 24'9"

With tiled flooring, power and lighting, windows overlooking the rear garden, and bi-folding doors leading out to the rear garden.

Landing

With fitted carpets, window to the front elevation, and loft access. With access into;

Master Bedroom 8'3" x 14'3"

With fitted carpets, central heating radiator, and dual aspect windows to the front and rear elevation.

Ensuite 7'7" x 7'9"

Complete with a walk-in shower cubicle, low flush WC, vanity hand wash basin, central heating radiator, downlights, and opaque window to the rear elevation.

Bedroom Two 11'10" x 12'0"

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

Bedroom Three 10'10" x 11'1"

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

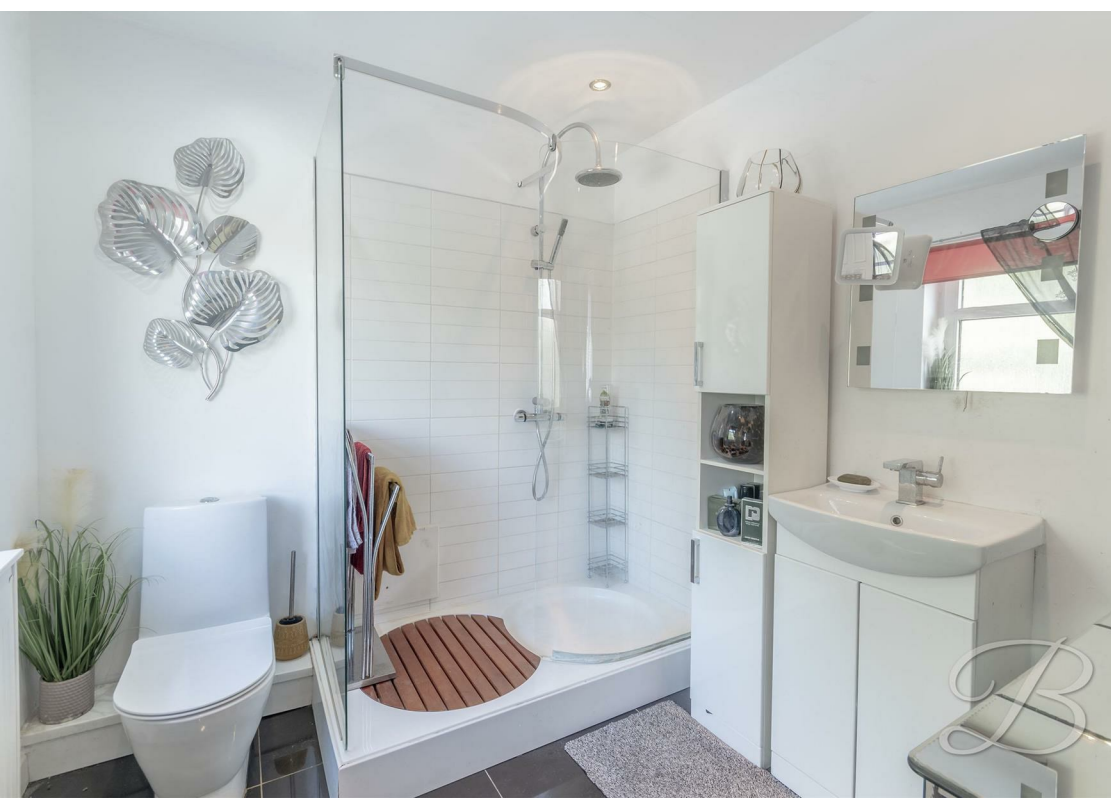
Bathroom 6'10" x 7'9"

Complete with a fitted bath, low flush WC, hand wash basin, central heating radiator, full-height tiling, and opaque window to the rear elevation.

Outside

Featuring a beautifully maintained and private garden to the rear with a patio seating area, spacious pebbled area with artificial lawn, and mature surrounding shrubs and trees. There's also access to a

convenient utility/shower room (2.35 x 2.40). To the front of the property is a private driveway and integral garage (2.68 x 3.61), allowing space for both off-road parking and secure storage.



Ground Floor
98 sq.m / 1054.86 sq.ft
Approx.



First Floor
59 sq.m / 635.07 sq.ft
Approx.

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.

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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			79
(81-91) B			
(69-80) C			
(55-68) D		67	
(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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