



OLD STATION YARD | EDWINSTOWE | MANSFIELD | NG21 9HR

BuckleyBrown
ESTATE AGENTS

PICTURE PERFECT!.. We are incredibly excited to introduce this stunning four-bedroom family home. Conveniently positioned in the sought-after village of Edwinstowe, this family home boasts instant kerb appeal, along with a spacious and beautifully presented internal layout you will instantly fall in love with! Positioned nearby to both the high street and the historic Sherwood Forest, this is the perfect find for growing families!

Upon entry, you will be welcomed to a stunning living room, complete with comfy fitted carpets and a feature fireplace with burner that lends itself perfectly to cosy nights in. There's also French doors that lead you out to the rear garden, allowing a seamless transition to the outdoor space that is perfect to utilise when entertaining guests! The kitchen is equally as impressive, boasting a range of modern, shaker-style units, integrated appliances, and ample dining space. There's also a handy utility leading off here. Moving further, you will find two additional reception rooms, utilised currently as a superb office and play room, but offering lots of space and versatility. Completing the floor is a handy WC.

The first floor hosts four excellent bedrooms, all of which have been presented to an immaculate standard throughout. The master bedroom even has the luxury of its own private ensuite facility. What's not to love? Furthermore, there's a family bathroom just off the landing complete with a stylish three-piece suite, including a freestanding bath where you'll love unwinding after a long day!

Heading outside, you will be pleased to find a beautifully presented rear garden with a patio seating area, well-maintained lawn, and surrounding fence for additional privacy. The perfect setting for enjoying family BBQs and evening drinks with friends! If that's not enough, the front of the property benefits from a private driveway and garage with an electric door, providing space for both off-road parking and secure storage.





Entrance Hall

With laminate flooring, central heating radiator, stairs leading up to the first floor, and access into;

Living Room 13'10" x 16'0"

With fitted carpets, feature fireplace with burner, central heating radiator, and French doors leading out to the rear garden.

Kitchen 11'3" x 11'5"

Complete with a modern range of shaker style wall and base units with complementary worktop over, inset sink and drainer with mixer tap, tiled splash backs, integrated eye-level double oven, integrated dishwasher, gas hob with stainless steel extractor fan above, ample dining space, central heating radiator, downlights, and window to the rear elevation.

Utility 5'8" x 7'3"

Featuring a range of wall and base units with worktop over, inset sink and drainer, space and plumbing for a washing machine, and a door leading outside.

Play Room 9'6" x 11'3"

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

Office 9'0" x 13'5"

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

WC

Complete with a low flush WC, hand wash basin, central heating radiator, and opaque window to the side elevation.

Landing

With fitted carpets, central heating radiator, window to the side elevation, and access into;

Master Bedroom 11'3" x 12'0"

With fitted carpets, fitted wardrobe, central heating radiator, window to the rear elevation, and access into a private ensuite facility.

Ensuite 4'10" x 7'0"

Complete with a fitted walk-in shower cubicle, low flush WC, vanity hand wash basin, chrome heated towel rail, downlights, and opaque window to the side elevation.

Bedroom Two 11'3" x 13'3"

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

Bedroom Three 10'9" x 14'0"

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

Bedroom Four 9'2" x 10'4"

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

Bathroom 6'9" x 6'9"

Complete with a freestanding bath with overhead shower, low flush WC, vanity hand wash basin, full-height tiling, downlights, and opaque window to the front elevation.

Outside

Featuring a spacious and well-maintained garden to the rear with a patio seating area, lawn, and a surrounding fence for additional privacy. To the front of the property is a private driveway and garage with power, lighting and an electric door, providing space for both off-road parking and secure storage.





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			85
(81-91) B		76	
(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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