



ABBEY ROAD | EDWINSTOWE | MANSFIELD | NG21 9LH

BuckleyBrown
ESTATE AGENTS

EXCELLENT FAMILY HOME!.. Welcoming to the market this superb three-bedroom family home positioned in a desirable location with amenities only a short distance away, as well as Sherwood Forest right on the doorstep! The property itself is well-presented throughout, with lots of space for growing families to settle and make memories for years to come! Let's take a look inside..

The ground floor presents homely and welcoming accommodation throughout. Making a start in the spacious and inviting living room where you'll find a terrific feature fireplace that lends itself perfectly for cosy nights in with the family. There's plenty of scope to add your own stamp here, and you'll love settling down and putting your feet up after a long day. The kitchen is equally as impressive, boasting a fabulous range of neutral toned wall and base units to utilise, along with integrated appliances for added convenience. There's ample space for a dining set here- perfect for entertaining! And there's also a door here providing you with access to the rear garden. What more could you ask for?

The first floor welcomes you to three excellent bedrooms, all of which have been kept to a great standard throughout with plenty of flexibility and the benefit of fitted wardrobes. The family bathroom can also be found just off the landing and is fitted with a modern four piece suite.

The outside space complements the property beautifully and benefits from a lovely rear garden where you can enjoy your spare time with family and friends alike. There's also a maintained lawn to the front of the property, along with a block paved driveway that allows space for off-road parking and a handy detached garage.

An early viewing is highly advised on this one so don't miss out! Call our team today and book in a viewing!





Living Room 10'11" x 17'11"
With laminate flooring, central heating radiator, coving, feature fireplace, window to the front elevation and sliding doors leading outside.

Kitchen/Diner (kitchen 8'11" x 12'8")
Complete with neutral wall and base units, work surface, extractor fan, tiled walls, inset sink with a mixer tap above, integrated oven, fridge freezer and cooker. Along with space and plumbing for a washing machine, tumble dryer and dishwasher. With a window to the rear elevation and door providing access to the garden. The dining area (2.17 x 2.74) benefits

from tiled flooring, central heating radiator coving and dual aspect windows.

Bedroom One 10'5" x 12'0"
With carpet to flooring, central heating radiator, coving, fitted wardrobe and window to the front elevation.

Bedroom Two 8'8" x 10'0"
With carpet to flooring, central heating radiator, coving, fitted wardrobe and window to the front elevation.

Bedroom Three 7'1" x 8'10"
With carpet to flooring, central heating radiator, coving, fitted



wardrobe and window to the rear elevation.

Bathroom 5'4" x 10'5"
Complete with a panelled bath, wash hand basin with vanity storage, low flush WC, enclosed shower, modern floor and wall tiling.

Outside
With a block paved driveway to the front elevation providing off-street parking and detached garage. Along with a maintained lawn, decked seating area and fence surround.



Ground Floor:
48Sq.MT/516.67Sq.FT
Approx.

First Floor:
46Sq.MT/495.14Sq.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. 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		77
(81-91) B		
(69-80) C		
(55-68) D	62	
(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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