



MANVERS CRESCENT | EDWINSTOWE | MANSFIELD | NG21 9LS

**BuckleyBrown**  
ESTATE AGENTS

Welcoming to the market this impressive three-bedroom property, located in the popular and sought-after village of Edwinstowe. The property itself boasts a spacious internal layout with a mostly neutral colour palette throughout, making it easy for you to really make the property your own. Perfectly suited to families, this property is positioned nearby to a range of local shops and amenities, including the legendary Sherwood Forest.

#### Porch

With access into;

#### Entrance Hall

With two storage cupboards, central heating radiator, stairs leading up to the first floor, and access into;

#### Living/Dining Room 12'9" x 22'7"

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

#### Kitchen 10'7" x 11'1"

Complete with a range of fitted units with worktop over, inset sink and drainer, tiled splash backs, integrated oven, hob with extractor fan above, space for all essential appliances, central heating radiator, and window to the rear elevation. With access into;

#### Utility 8'7" x 15'7"

With space and plumbing for additional appliances, additional storage space, inset sink and drainer, access into both the shower room and integral garage, and a door leading out to the rear garden.

#### Shower Room

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

#### Landing

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

#### Bedroom One 11'4" x 13'0"

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

#### Bedroom Two 9'1" x 10'11"

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

#### Bedroom Three 9'0" x 11'4"

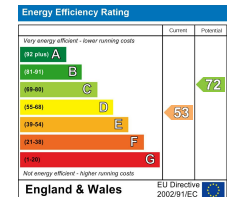
With fitted carpets, central heating radiator, and window to the rear elevation.

#### Bathroom 5'3" x 10'11"

Complete with a fitted bath, low flush WC, vanity hand wash basin, full-height tiling, storage cupboard, and an opaque window to the rear elevation.

#### Outside

Featuring a well-maintained, enclosed garden to the rear with a paved seating area, lawn, and a mature display of surrounding shrubs and trees. To the front of the property is a low-maintenance lawn, alongside a private driveway and integral garage (2.62 x 4.77), allowing space for both off-road parking and secure storage.



## BuckleyBrown Estate Agents

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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.

