



GREENDALE AVENUE | EDWINSTOWE | MANSFIELD | NG21 9NB

BuckleyBrown
ESTATE AGENTS

FULL OF CHARM!...A delightful and spacious two-bedroom detached bungalow situated in the highly sought-after village of Edwinstowe, only a short distance away from the High Street and the historic Sherwood Forest. This property stands beautifully, with the benefit of off-street parking to the front of the property, a driveway, and a low-maintenance frontage. The outside space does complement this home so well, with a splendid rear garden that offers a good degree of privacy and needs to be seen to be appreciated.

Prepare to be impressed with the flexible layout this property provides. Let's start with the well-sized kitchen, which is fitted with a range of matching cabinets and units offering plentiful storage and a work surface providing plenty of room for preparing meals. Across from here, you'll be greeted by an inviting dining room, featuring a wonderful amount of space to sit down with the family. Together with the added benefit of French doors leading into the conservatory. This spot offers additional space for guests to enjoy, and you'll notice it overlooks the rear garden wonderfully. The living room hosts neutral decor and a feature fireplace as the main focal point. This room is filled with natural light from the generously sized window looking over the porch, making it bright and airy.

Living Room 13'6" x 15'5"

With carpet to flooring, central heating radiator, feature fireplace, coving and window overlooking the porch.

Kitchen 9'5" x 11'4"

Complete with shaker style cabinets and units, work surface, gas hob, extractor fan, tiled splash back, inset sink with mixer tap above, integrated oven and plumbing for a washing machine. Along with a window to the rear elevation.

Dining Room 9'10" x 8'2"

With carpet to flooring, central heating radiator, coving and French doors leading outside.

Conservatory 7'3" x 9'5"

With laminate flooring, surrounding windows and French doors leading outside.

WC

Fitted with a low flush WC and an opaque window to the rear elevation.

Bedroom One 11'5" x 11'1"

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

Bedroom Two 8'2" x 10'2"

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

Bathroom 6'5" x 5'4"

Complete with an enclosed shower, low flush WC, pedestal sink and an opaque window to the rear elevation.

Outside

With a driveway to the front elevation providing off-street parking, along with a gravelled frontage and an integral garage. There is an enclosed garden to the rear with a patio seating area, lawn, mature shrubbery and hedge surround.



Whilst every effort has been made to ensure the accuracy of the floor plan, Buckleby Brown Estate Agents does not accept any responsibility for inaccuracies in the floor plan. These plans are for marking purposes only and should not be used as such by any prospective purchaser. Buckleby Brown Estate Agents is not a registered surveyor and does not provide any guarantee or warranty in relation to the floor plan. These plans are for marking purposes only and should be used as such by any prospective purchaser. Buckleby Brown Estate Agents is not a registered surveyor and does not provide any guarantee or warranty in relation to the floor plan. CC BY 4.0

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C		64	
(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	

BucklebyBrown Estate Agents

55- 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND

t: 01623 633633 | mansfield@bucklebybrown.co.uk | www.bucklebybrown.co.uk

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