



£330,000

SHERWOOD AVENUE | EDWINSTOWE | MANSFIELD | NG21 9NE

BuckleyBrown
ESTATE AGENTS

A MUST-SEE!...On the hunt for your perfect family home? In need of three bedrooms and a spacious, modern interior with plenty of space to explore? Well, stop your search here, as we have found what you are looking for! Situated in the desirable village of Edwinstowe, with nearby shops and amenities just a short journey away, you will instantly be impressed as you pull up outside this stunning detached property!

Upon entry, you will be welcomed into the beautiful, bright, and airy hallway, where you will immediately get a sense of the space and stylish decor on offer. From here, you'll find the bay-fronted living room to your left, which presents a delightful space that benefits from a fitted fireplace, adding a touch of class and creating a warm and inviting setting for relaxing. Flowing nicely from here is a well-sized dining area, which offers a great deal of room for a table and chairs, as well as French doors providing convenient access to the conservatory. The kitchen comes complete with a range of matching units, a work surface, and tiled walls. You'll love cooking up meals for family and friends here! Benefiting from a handy utility room with additional storage space and plumbing for all of your appliances.

As we head upstairs, you'll gain access to three well-presented bedrooms, all of which have been kept to an excellent standard. The master bedroom even benefits from fitted wardrobes. Additionally, there is a family bathroom complete with a four-piece suite, including a separate shower cubicle.

The outside is just as impressive and features a private driveway and garage to the front, allowing for ample off-street parking. To the rear, you'll find a spacious, mainly laid to lawn garden with a decked seating area, perfect for hosting those summer BBQs! Along with a lovely pond, handy shed, and the added benefit of solar panels. Is this your next move? Call us today to book a viewing!





Entrance Hallway

With laminate flooring, vertical central heating radiator, carpeted staircase leading to the first floor, and access to;

Living Room 8'4" x 9'2"

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

Dining Room 8'8" x 11'5"

With a central heating radiator, coving and French doors leading into the conservatory.

Kitchen 8'8" x 10'4"

Complete with matching wall and base units, work surface, inset sink with mixer tap above, ceramic hob, splash back, chrome heated towel rail, extractor fan, integrated

oven, down lights and window overlooking the conservatory.

Utility 7'8" x 8'8"

Fitted with a work surface, inset sink, plumbing for a washing machine and tumble dryer. Along with down lights, dual aspect windows and door leading outside.

Conservatory 8'0" x 21'6"

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

Bedroom One 11'8" x 12'10"

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



Bedroom Two 9'2" x 11'3"

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

Bedroom Three 8'0" x 9'11"

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

Bathroom 5'4" x 10'6"

Complete with an enclosed shower, wash hand basin with vanity storage, low flush WC, chrome heated towel rail, chrome heated towel rail, neutral tiling and an opaque window to the rear elevation.

Outside

With a paved driveway to the front elevation providing off-street parking, maintained

lawn and an attached garage. There is a decked seating area, built-in pond with pergola, lawn and fence surround. Along with the added benefit of a handy storage shed and solar panels which are owned.



Ground Floor:
84Sq.MT/904.17Sq.FT
Approx.



First Floor:
48Sq.MT/516.67Sq.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			
(81-91) B			
(69-80) C		76	83
(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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