



TRINITY ROAD | EDWINSTOWE | MANSFIELD | NG21 9RW

BuckleyBrown
ESTATE AGENTS

A PLACE TO CALL YOUR OWN!!.. This terrific ground floor apartment is perfect for any first time buyer, investor or business professional looking for an impressive find! Boasting a well-sized layout that benefits from a neutral colour palette throughout, this property allows you to easily add your own stamp! The location is superb too, being positioned within the sought-after area of Edwinstowe and nearby to a range of great shops and amenities. Upon entry, you will be welcomed to a spacious open-plan lounge/diner that is fitted with comfy carpeted flooring and ample space for furnishings and homely touches. This leads nicely into the kitchen where you'll find a range of integrated appliances including oven, electric hob and dishwasher. There's also space for other essential appliances including a full-size fridge-freezer and washing machine. Moving further, you will find two well-appointed bedrooms, both of which are a good size to utilise. The master bedroom even benefits from its own ensuite facility for added convenience. There's also an additional shower room just off the hall. The property is set within a gated development and benefits from its own allocated parking space. Early viewing is essential so don't miss out! Call out team now and book in a viewing!

Entrance Hall

With storage cupboard, electric heaters and access into;

Lounge/Diner 20'7" x 12'5"

With fitted carpets, electric heaters, ample living/dining space, window to the front elevation and access into;

Kitchen 7'1" x 6'11"

Complete with a range of wall and base units with worktop over, inset sink and drainer with mixer tap, integrated oven with electric hob and extractor fan above, integrated dishwasher, space for a fridge-freezer, space and plumbing for a washing machine and window to the front elevation.

Master Bedroom 12'6" x 9'3"

With fitted carpets, fitted wardrobe, electric heater, window to the rear elevation and access to a private ensuite facility.

Ensuite

Complete with a walk-in shower cubicle, low flush WC and hand wash basin.

Bedroom Two 8'11" x 6'7"

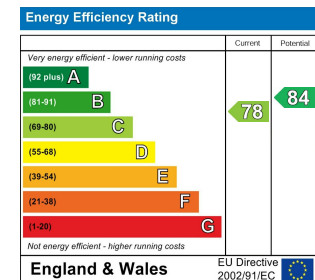
With fitted carpets, fitted wardrobes, electric heater and window to the rear elevation.

Shower Room 6'2" x 6'0"

Wet room complete with a fitted shower, low flush WC and hand wash basin.

Outside

With allocated parking within gated grounds.



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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.

