



Offers Over £170,000

FOURTH AVENUE | EDWINSTOWE | MANSFIELD | NG21 9PH

**BuckleyBrown**  
ESTATE AGENTS



MAKE IT YOUR OWN!.. Proudly presenting to the market this lovely two-bedroom family home. Positioned in a great residential setting and nearby to a range of amenities and transport links to neighbouring towns. This property is a great find for first-time buyers or growing families looking for a place they can add their own stamp to! Let's take a look inside..

The ground floor presents an inviting layout with ample space to utilise, where you can place furnishings and homely touches. There's also a wealth of natural light that flows through the living room from the window and sliding door to the rear, perfect for both relaxing and entertaining with family and friends. The kitchen is opposite and is complete with a range of wall and base units to utilise, along with space for all essential integrated appliances and door leading into to the conservatory. The conservatory also gives access to the rear garden through patio doors. Finishing the ground floor is a handy WC.

The first floor welcomes you to two bedrooms, both of which are a great size with lots of flexibility to add your own style. The new family bathroom can also be found just off the landing, fitted with a four piece suite, perfect to relax and unwind after a long day.

The outside offers a south facing garden to the rear which is mainly laid to lawn along with both decked and paved seating areas. This makes a fantastic setting to enjoy a touch of gardening and BBQ's in the summer months! To the front of the property is a private driveway and single garage. Don't miss out! Call now to book a viewing!





#### Entrance Hallway

With access to downstairs WC, window to the side elevation and further access to;

#### Downstairs WC

Fitted with a hand wash basin, low flush WC and window to the side elevation.

#### Living Room 10'9" x 17'10"

Fitted with feature fireplace, window to the front elevation and sliding doors to the rear giving access to the conservatory.

#### Kitchen/Dining room 8'5" x 17'10"

Complete with a range of matching wall cabinetry and units, inset sink and drainer and integrated appliances. With breakfast bar, storage cupboard and dual aspect windows to the front and rear elevation. There is also a door giving access to the conservatory. Ample space for dining furniture.

#### Conservatory 16'1" x 7'6"

With surrounding windows and patio doors to the side elevation giving access to the rear garden.

#### Landing 6'6" x 6'11"

With access to;

#### Bedroom One 9'0" x 17'10"

Spacious room with dual aspect windows to the front and rear elevation.

#### Bedroom Two 10'9" x 10'4"

With window to the front elevation.

#### Bathroom 14'2" x 7'2"

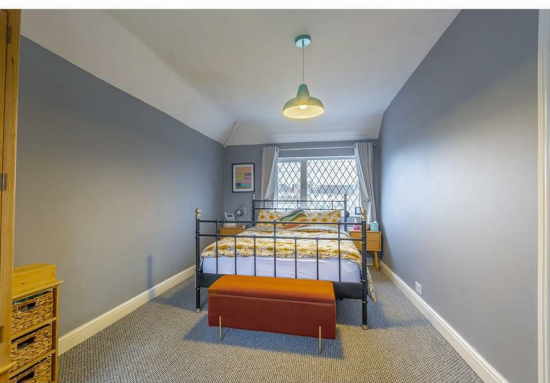
Four piece family suite comprising of a low flush WC, hand wash basin, shower and bath. With window to the rear elevation.

#### Outside

Single garage and driveway to the front. Paved and decked seating areas along with a well established lawn to the rear.











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			85
(81-91) B		72	
(69-80) C			
(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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