



Offers Over £350,000

ROBIN HOOD AVENUE | EDWINSTOWE | MANSFIELD | NG21 9LG

BuckleyBrown
ESTATE AGENTS

FIRST IMPRESSIONS COUNT!... And that is why you're going to love this stunning three bedroom property, which has been presented to a show home standard by the current owners with an array of homely features and modern fixtures, making it move-in ready and one that will tick all of your boxes!

Your eyes will immediately be drawn to the light and airy entrance hallway with beautiful decorative panelling. The living room to your right is simply stunning, boasting an inviting atmosphere, with a bay window allowing ample natural light and a log burner setting the scene for relaxing evenings on the sofa. You will continue to be impressed as you walk further and enter the heart of the home...the kitchen! This gorgeous room boasts a real country feel, with shaker style cabinets and units, natural stone flooring and complementary decor. Benefitting from integrated appliances, centre island and French doors connecting the outside space. The snug room across from here provides an excellent area for guests to utilise. If that's not enough, there is a handy utility room with plumbing for appliances and a door leading outside, ensuring swift entry and exit for muddy boots and paws! Completing this floor is a useful WC.

The first floor hosts three versatile bedrooms, with two rooms having the added benefit of fitted wardrobes. In addition, there is a modern family bathroom complete with a three piece suite, paired perfectly with wall tiling.

Outside is equally fantastic, presenting a gravel driveway to the front for off-street parking. There is an enclosed garden to the rear with a decked seating area, lawn, mature trees, and a storage shed. Offering a delightful spot for alfresco dining in the upcoming summer months!





Entrance Hallway

With oak flooring, central heating radiator, decorative panelling, carpeted staircase leading to the first floor, and access to;

Living Room 11'0" x 11'10"

With oak flooring, central heating radiator, log burner and a bay window to the front elevation.

Snug 11'2" x 11'10"

With tiled flooring, central heating radiator, coving, feature wall with storage, down lights, under floor heating and coving.

Kitchen 16'7" x 18'3"

Complete with shaker style wall and base units, work surface, ceramic hob, extractor fan, complementary splash back, Belfast

sink with a brass mixer tap above, integrated double oven and fridge freezer. Breakfast bar with pendants above, down lights, natural stone flooring, under floor heating and French doors leading outside.

Utility 6'9" x 9'1"

With plumbing for a washing machine and tumble dryer, work surface, down lights, tiled flooring, coving, natural stone flooring, under floor heating and window to the side elevation. With access to the rear garden.

WC

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



Bedroom One 11'0" x 12'0"

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

Bedroom Two 11'11" x 12'0"

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

Bedroom Three 6'11" x 7'7"

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

Bathroom 6'11" x 8'6"

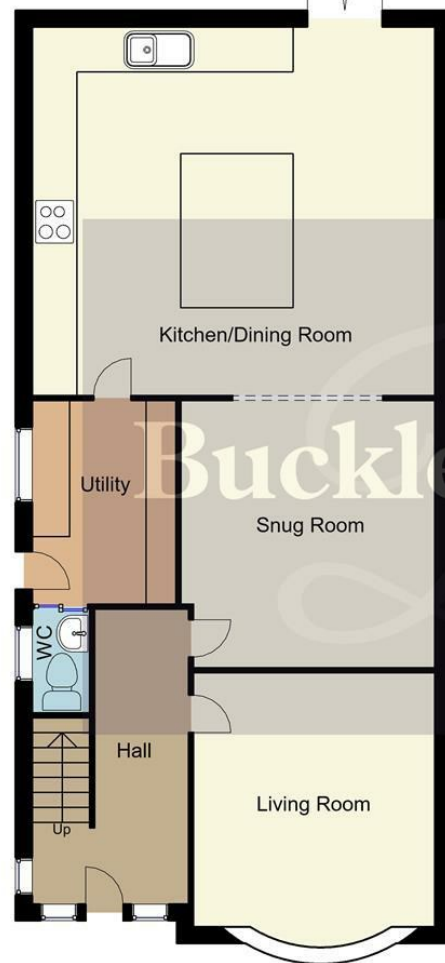
Complete with panelled bath, low flush WC, wash hand basin with vanity storage, tiling, chrome shower, illuminated mirror and an opaque window to the side elevation.

Outside

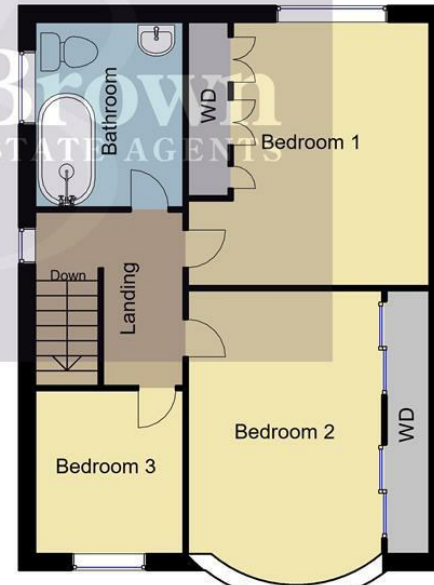
With a gravelled driveway to the front elevation providing off-street parking. With electric car charging point. There is an enclosed garden to the rear with a decked seating area, lawn, mature trees, summer house (3.589 x 3.589) and surrounding fence. Side of the property offers a log/bin store.



Ground Floor
72 sq.mt / 775.00 sq.ft
Approx



First Floor
44 sq.mt / 473.61 sq.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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	79
(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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