



TRINITY ROAD | EDWINSTOWE | MANSFIELD | NG21 9RX

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ESTATE AGENTS

POSSIBILITY OF FURTHER NEGOTIATION IN PRICE FOR A QUICK CASH SALE!

Nestled in the sought-after area of Edwinstowe with the high street and country walks on the doorstep, this four-bedroom, three-storey house is truly remarkable! Boasting a wonderfully spacious and modern internal layout, with a gated carport and garage, this property is perfectly suited to growing families looking for a beautiful place to call their own. Let's head inside..

Upon entry, you'll be greeted by a welcoming entrance hall with a conveniently located WC and a utility room with an inset sink and space for a washing machine. The second bedroom is conveniently located on the ground floor which is currently being utilised as a spacious home office, with its own private ensuite for added luxury and a spacious walk-in wardrobe.

Moving to the first floor, you will find the modern open-plan kitchen diner, which boasts a range of attractive units and cabinets, complemented by ample worktop space where you'll love cooking up tasty meals. There is also space for a good-sized dining room table. The living room is positioned down the hall and is filled with natural light and is decorated to a neutral palette, perfect to add your furnishings and homely touches.

The second floor accommodates three additional bedrooms, one of which hosts its own private ensuite and a walk-in-wardrobe, and all of which have been kept to a high standard. In total there are there are three double bedrooms. Just down the hall you will find the lovely family bathroom comprising of a three-piece suite where you can enjoy unwinding after a long day.

Heading outside, you will find a private lawn and patio area to the rear garden, a terrific space to invite the family over for summer BBQ's. There is the bonus of a self-made rabbit hutch for the animal lovers and an EV charger for electric car owners! The front comprises of allocated private parking and a garage for ample storage. If this is the one for you, don't miss out





Hall

With access to;

Bedroom Two 10'3" x 13'4"

With window to front elevation.

Ensuite 5'4" x 5'9"

With window to rear elevation.

Utility 5'6" x 6'2"

Including a hand wash basin. With window to front elevation.

WC

With window to side elevation.

Landing

With access to;

Living Room 10'7" x 19'5"

Including ethernet cable directly from the router (located in the kitchen) allowing you to connect to Tv/consoles with a cable - no need for wifi. With window to front and rear elevation.

Kitchen/Dining Room 10'2" x 19'5"

Including a range of cabinets with work surfaces over, with window to front elevation.

Landing

With access to;

Bedroom One 10'5" x 13'5"

With window to front elevation.

Bedroom Three 9'10" x 12'1"

With window to rear elevation.

Bedroom Four 7'0" x 10'9"

With window to front elevation.

Bathroom 6'7" x 7'1"

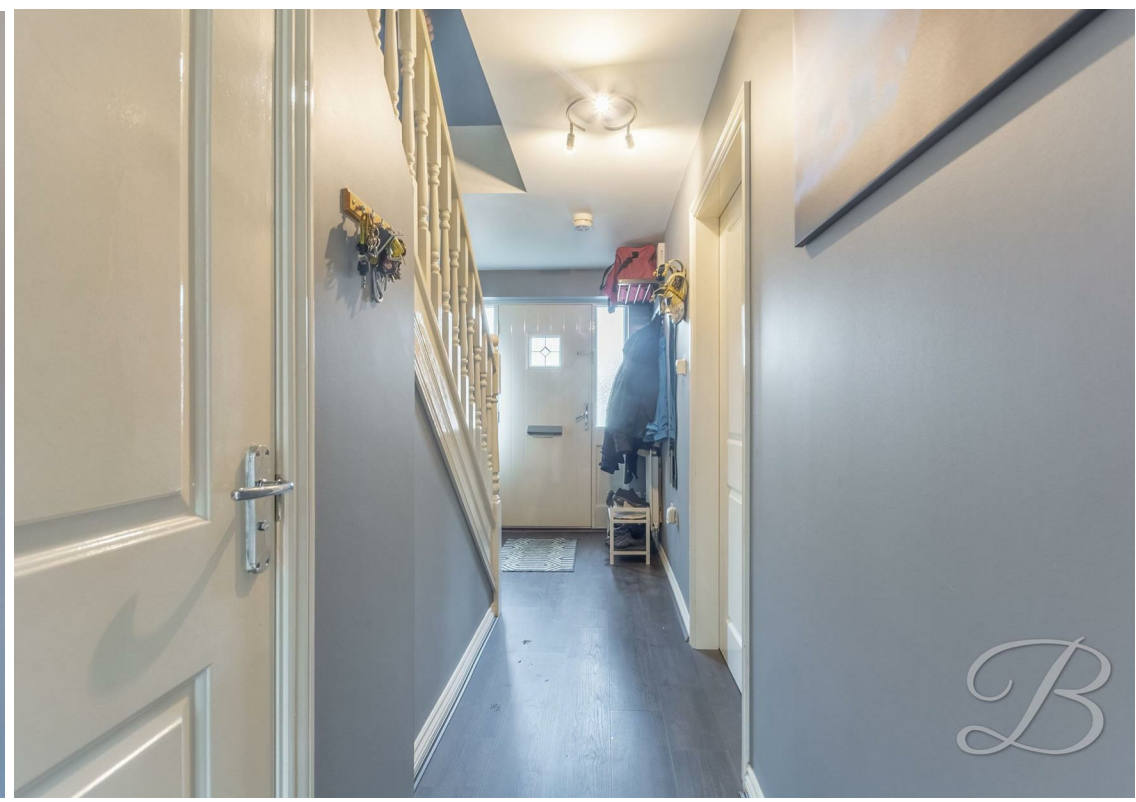
Including a three-piece suite. With window to rear elevation.

Ensuite 5'5" x 5'9"

With window to rear elevation.

Outside

Including a patio and well-maintained lawn. With a self-built rabbit hutch to the side of the property and an EV charger. With a garage and allocated parking.





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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			88
(81-91) B		76	
(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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BuckleyBrown Estate Agents
55- 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND
t: 01623 633633 | mansfield@buckleybrown.co.uk | www.buckleybrown.co.uk

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