



Offers Over £300,000

GREENDALE AVENUE | EDWINSTOWE | MANSFIELD | NG21 9NB

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MOVE IN READY!..A delightful and open plan two-bedroom detached bungalow situated in the highly sought-after village of Edwinstowe, only a short distance away from the High Street and the historic Sherwood Forest. This property stands beautifully, with the benefit of off-street parking to the front of the property, a driveway, and a low-maintenance frontage. The outside space does complement this home so well, with a beautiful rear garden that offers a good degree of privacy and needs to be seen to be appreciated.

Prepare to be impressed with the flexible layout this property provides. Let's start with the well-sized living room, which features a decorative feature fireplace, creating a warm and homely space to relax and unwind. Open from here, you'll be greeted by an inviting dining room, featuring a wonderful amount of space to sit down with the family. Complemented by a bay window and bi-folding doors, bringing the outside inside. This spot offers additional space for guests to enjoy, and you'll notice it overlooks the rear garden wonderfully, perfect for throughout the summer months. The Kitchen hosts neutral decor, fitted with attractive cabinets and ample worktop space. Just off from the kitchen is a hallway with additional storage cupboard and external access.

Moving on further, you'll be greeted by two versatile bedrooms that have all been tastefully decorated. One of which benefits from built in wardrobes. In addition, there is also a delightful bathroom fitted with a three-piece suite.

The rear garden is equally great, boasting a patio seating area, lawn, mature shrubbery, and hedge surround.

Like what you see? Call today to book a viewing!





Porch
With windows to the front elevation and further access to;

Living Room 13'4" x 13'11"
Open plan to the dining room with a window to the front elevation. Fitted with a feature fireplace and ample furniture space.

Dining Room 8'7" x 19'1"
Open plan with bay window to the rear along with bi-folding doors, bringing the outside inside.

Kitchen/Dining room 8'5" x 17'0"
Complete with a range of attractive cabinets and units, inset sink and drainer, integrated appliances and dual aspect windows to the front and side elevation. Access to a side hallway just off the kitchen with storage cupboard and external

access. Fitted with windows to the side elevation.

Inner Hallway
Giving access to storage cupboard and further access to;

Bedroom 10'9" x 11'0"
Ample furniture space, built in wardrobes and window to the front elevation.

Dressing Room 7'4" x 9'7"
Spacious room with a window to the rear elevation.

Bathroom 5'0" x 6'9"
Three piece suite comprising of a low flush WC, hand wash basin and a bath. With a window to the rear elevation.

Outside
Easy to maintain frontage with private

driveway allowing for off road parking. To the rear of the property there is a well established garden with patio seating area, steps leading up to an additional raised seating area, lawn and fence surround.



Ground Floor
84 sq.mt / 904.16 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			85
(81-91) B		69	
(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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