



POPLAR GROVE | EDWINSTOWE | MANSFIELD | NG21 9GP

BuckleyBrown
ESTATE AGENTS

A BEAUTIFUL FAMILY HOME!... Fall in love with this five-bedroom, three-storey detached residence located in the quiet area of Edwinstowe, with local shops and other amenities just on your doorstep. The property has been designed to suit modern-day living and boasts a fantastic layout with tasteful decor throughout. Let's take a look around..

Starting with the grand entrance hallway, which benefits from access to a storage cupboard and downstairs WC. Moving further, you'll be greeted by the live-in kitchen/diner, which boasts an abundance of space and style. Comprising sleek wall and base units, and a wide range of integrated appliances, this is a dream come true for those who enjoy cooking. The breakfast bar and marble work tops provide the perfect finishing touches! The utility is connected to the kitchen and hosts an inset sink with marble work tops, not to mention space for a washing machine/tumble dryer. This comes in handy when doing the laundry. Just around the corner, you will find the spacious open-plan living room/lounge provides an impressive amount of space for homely furnishings. The bifold doors offer a seamless transition between the outside and inside.

The first floor presents four generous bedrooms, one offering a private and modern ensuite, and all which have been kept to a high standard. Just off the landing, you will find the fabulous family bathroom accommodates a four-piece suite, perfect for relaxing after a long day! Let's not forget the additional bedroom on the second floor, which offers a spacious landing and multiple velux windows, allowing a wealth of natural light to shine through. This bedroom has been presented wonderfully and offers the added luxury of its own shower room.

Outside hosts a stunning garden to the rear, consisting of a well-maintained lawn with a path surrounding. There is also access to the rear garage from here. There are parking spaces to both the front and the rear of this property. Call now to arrange a viewing!





Entrance Hallway

With access to a built in storage cupboard, handy downstairs WC and further access to;

WC

Fitted with a low flush WC and hand wash basin.

Kitchen 10'9" x 17'7"

Open plan kitchen complete with a range of matching cabinetry and worktop units, inset sink and drainer, integrated appliances. Featuring a breakfast bar area and access to a handy utility space. with dual aspect windows to the front and side elevation.

Utility 5'10" x 19'1"

With built in cupboards and worktop space, space and plumbing for a washing machine

and tumble dryer. Complete with a window and external door to the side elevation.

Dining Room 10'7" x 17'7"

Open plan with ample furniture space and external access to the rear elevation.

Living Room 11'2" x 17'7"

Open plan With a window to the side elevation and bi-folding doors to the rear bringing the outside inside.

Lounge 14'11" x 28'0"

Spacious room with windows to the front elevation.

Landing

With storage cupboard and a window to the front elevation and further access to;

Bedroom Five 10'10" x 20'1"

With windows to the front elevation.



Bedroom Four 14'10" x 19'0"

With windows to the front elevation.

Bedroom Three 14'10" x 15'5"

With dual aspect windows to the side and the rear elevation.

Bedroom Two 10'10" x 20'11"

With windows to the rear and access to a private en suite.

En Suite 6'6" x 7'2"

Comprising of a three piece suite fitted with a shower, hand wash basin and low flush WC.

Bathroom 12'2" x 14'10"

Spacious four piece family bathroom including a low flush WC, hand wash basin, show and bath. With a window to the side elevation.

Landing

With velux windows to the rear and access to;

Bedroom One 14'9" x 19'7"

With triple aspect velux windows to the front, rear elevation and a full length window to the side elevation.

Shower Room 9'6" x 10'9"

Three piece suite comprising of a low flush WC, hand wash basin and shower. With velux windows to the front elevation.

Outside

Easy to maintain frontage and a well established garden to the rear which is mainly laid to lawn with paved path surround and access to the rear. There is also a private driveway for to two cars at the front and a garage with additional parking 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. 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		86	91
(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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