



Offers In The Region Of £425,000

RUFFORD ROAD | EDWINSTOWE | MANSFIELD | NG21 9HX

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ESTATE AGENTS

YOUR PERFECT FOREVER HOME!!...This impressive home stands proud on a wonderful plot and boasts an extremely versatile layout, which would very easily accommodate guests or elderly relatives! Set back in a highly sought-after location in Edwinstowe, this home is also within easy reach of the town centre and local amenities, making it perfect!

Firstly, you will find the stunning kitchen which is bound to impress, boasting a superb range of modern units, two dual ovens, other integrated appliances and full Quartz worktop spaces. Not to forget the wonderful featured island. In addition, there is a handy utility room for additional storage, with further access to the garage. The spacious lounge that offers ample furniture space to relax and unwind with family and friends. Complemented nicely with floor to ceiling windows and patio doors bringing the outside inside. Flowing nicely from here is a versatile room which currently lends itself as a handy downstairs bedroom. Finishing the ground floor is a four piece family suite for added convenience.

Heading upstairs, you will be welcomed by a large landing space which its current owners use as an additional living space. This space also allows for a wealth of natural daylight due to its dual aspect windows. There are two further well-maintained bedrooms, both of which offer plenty of versatility. The family bathroom has been modernised to a high standard and offers a four piece-suite including a bath and shower.

The garden complements the home perfectly with a paved driveway and car port to the front providing off-street parking. Along with a large garage accessed from triple aspects. There is a spacious garden to the rear which is mainly laid to lawn and fence surround. A perfect setting to take advantage of with family and friends. This home is a credit to its current owners and is too good to miss, so call now to arrange a viewing!





Entrance Hallway
With tiled flooring and access to;

Kitchen 12'5" x 27'1"
Completed by the owners only three years ago this beautiful kitchen is complete with a range of modern cabinetry and units, inset sink and drainer, integrated appliances, such as, fridge/freezer, dishwasher, double oven and microwave with Quartz work surface over and a feature island that can be moved. The kitchen also offers ample furniture space with room for a dining table, there is natural light from a window to the front elevation and handy access to the a utility area.

Utility 8'3" x 10'7"
Accessed through the kitchen with fitted cupboard space and room from washing machine this is a perfect utility space also having lots of natural light with a window and patio doors leading to the rear garden. There is also a internal door leading to the tandem garage.

Garage 9'10" x 29'10"
Accessed from the front, side and rear elevation

this tandem garage offers convenience in bundles. Having fitted worktop space with inset sink and drainer (offering cold water) with electric points through, overhead lighting and a window to the side elevation allowing natural light to flood through.

Bedroom Two 12'5" x 13'11"
Located downstairs this bedroom offers a great size, laminate flooring and a window to the front elevation.

Living Room Downstairs 16'4" x 25'11"
A spacious living area with floor to ceiling windows and patio doors to the rear elevation, this room is perfect to enjoy either cosy evening or as an entertaining room with that easy access to the decking area of the fabulous garden.

Bathroom
Located downstairs, this modern bathroom offers a great four piece suite comprising of a hand wash basin, low flush WC, bath, shower cubicle, storage cupboard and window to the rear elevation.



Living Room Upstairs 16'4" x 25'11"
Versatile living space, currently being used as further living room offers a unique mezzanine looking over the downstairs living area with great views over the rear garden, this space is perfect and must be seen to appreciate. There is also further natural light coming through from windows to the side elevation. this living space allows further access to;

Bedroom One 11'3" x 21'1"
A fantastic sized bedroom with velux window to the front elevation and ample eve storage.

Bedroom Three 9'5" x 15'11"
A further double bedroom having a window to the front elevation.

Bathroom
Modern four piece family suite including a hand wash basin, low flush WC, bath and shower and a window to the side elevation.

Outside
The plot size of this property is truly one to appreciate having ample driveway parking to the

front with the added bonus of a carport area, there is space for not only yourselves, but family and friends when visiting, and the added bonus of being a gated entrance. To the rear, you will be pleasantly surprised by the tranquil feel as soon as you step out! Private to the surrounds, with mature borders and trees, there is also laid to lawn area and a great decking area offering the perfect space for a wonderful seating area.





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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		67	
(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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