



RUFFORD ROAD | EDWINSTOWE | MANSFIELD | NG21 9HY

BuckleyBrown
ESTATE AGENTS

CHARACTERFUL & ENCHANTING!...There is definitely more than meets the eye with this traditional three-bedroom detached house. This property stands beautifully with its well-maintained and spacious driveway! Offering ample off-street parking for multiple cars and located within the beautiful village of Edwinstowe, local shops and amenities are only a short journey away!

The ground floor accommodates a fabulous layout, including the living room which comprises a beautiful bay window and feature fireplace, giving a grand and inviting feel. Through to the kitchen, you will be equally impressed by its exposed ceiling beams creating a traditional twist. You will also find a range of units and cabinets with an inset sink and worktop space for all those kitchen appliances, everything you need to cook meals for the family! Next door you will find the dining area is of a fantastic size. This is perfect for hosting dinner parties! There is a ground floor WC for added convenience, not to mention the utility room for additional appliances and extra storage space. There is French door access from here onto the garden.

Now that you've seen all the ground floor has to offer, let's take a walk upstairs, where you will be just as impressed! From the landing, you'll have access to three bedrooms, all offering space and flexibility to add your own stamp. The bathroom is just off the landing and offers a three-piece suite. This property offers so much potential to be modernised and become the perfect family home!

The outside space complements the property perfectly and presents a large well-manicured and private rear garden with beautiful planted trees surrounding. This is perfect for summer BBQ's with family and friends! To the front hosts a lovely lawn with planted trees and shrubs. There is also a garage and private driveway with space for handy off-road parking. Call today to arrange a viewing!





Hall

With access to;

Living Room 11'10" x 11'11"

With a bay window to front elevation.

Dining Room 11'11" x 11'11"

With window to rear elevation.

Kitchen 5'11" x 11'7"

Complete with a range of matching units and cabinetry, with complementary work surface over and inset sink.

Utility 6'6" x 11'3"

With window and french doors to side elevation.

Landing

With access to;

Bedroom One 11'11" x 11'11"

With window to rear elevation.

Bedroom Two 11'11" x 11'11"

With window to front elevation.

Bedroom Three 6'10" x 7'10"

With window to front elevation.

Bathroom 5'11" x 8'0"

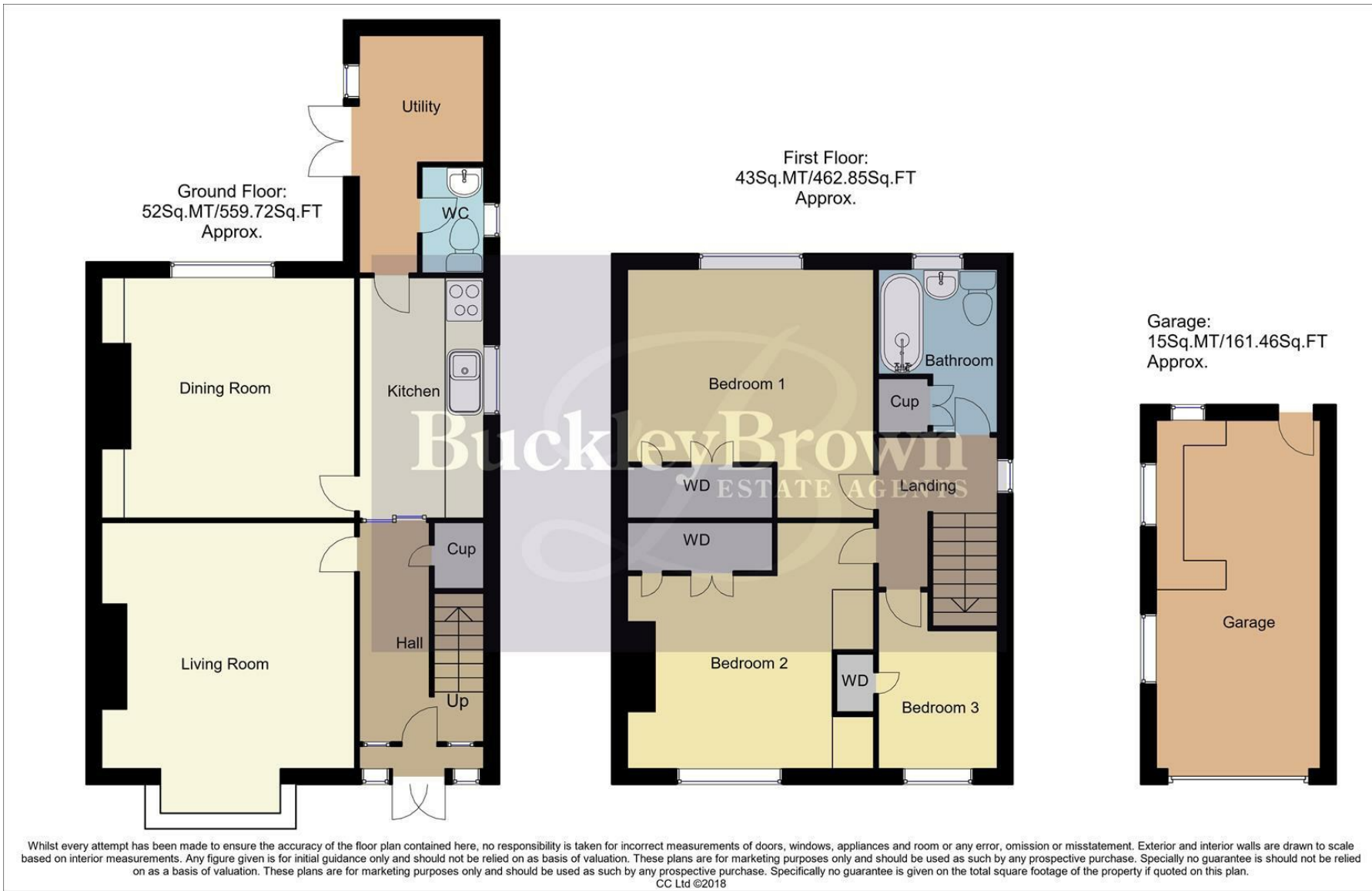
Including a three-piece suite with window to rear elevation.

Outside

With a well-maintained lawn to the rear

with surrounding trees. Including an ample driveway and garage to the front with a lovely lawn.

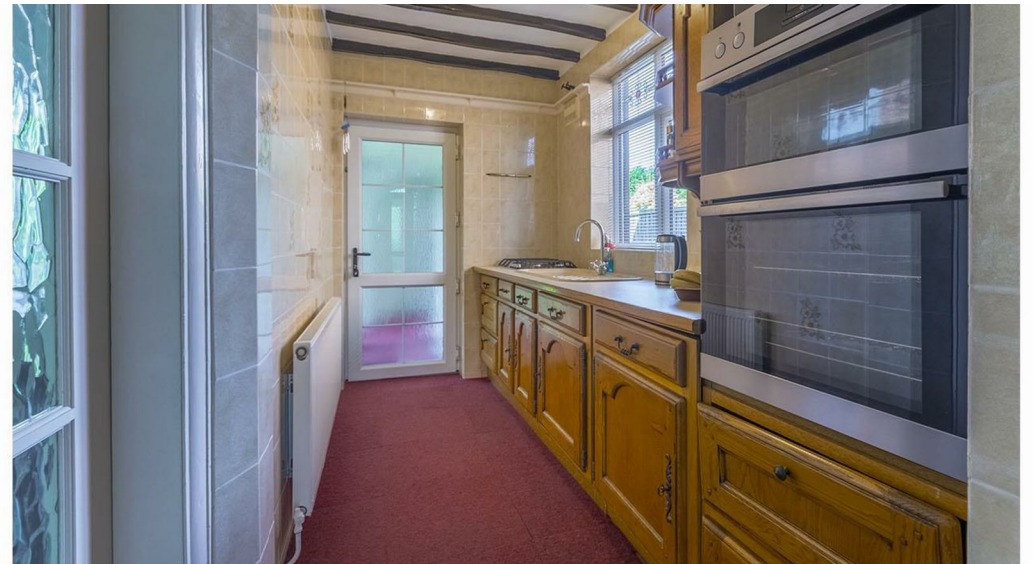
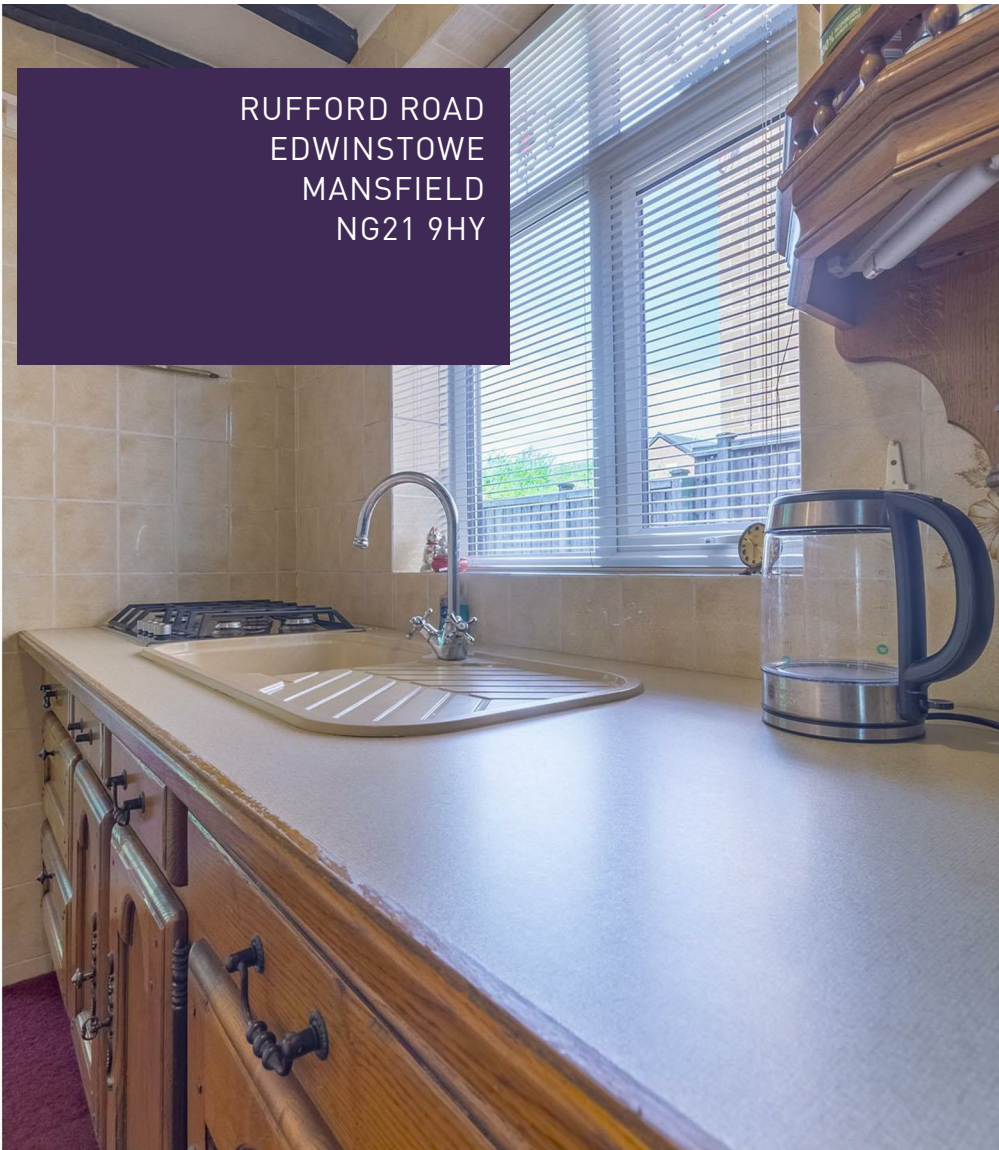




IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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			75
(81-91) B			
(69-80) C			
(55-68) D		60	
(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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