



THORESBY DRIVE | EDWINSTOWE | MANSFIELD | NG21 9NG

BuckleyBrown
ESTATE AGENTS

A LOVING FAMILY HOME!... Comprising of generous proportions, a modern and contemporary layout and accommodation finished to a superb standard throughout. This beautiful three-bedroom, semi-detached home offers a great opportunity to make your own. The location is also excellent, positioned in a highly sought-after location in Edwinstowe within easy reach of the town centre and occupying a delightful plot the whole family will love!

Firstly, you will be welcomed by the light and airy hall which leads us to the spacious lounge offering ample space to relax and unwind with family and friends. Through to the stunning kitchen, which is bound to impress, boasting a superb range of modern units, integrated appliances, and worktop space for practicing your cooking skills! Next door hosts a dining area, offering space for a good-sized table to accommodate family meals sitting down. Completing the floor is a WC for added convenience, and an office which is currently being used as a sitting room but offers plenty of versatility.

Heading upstairs, you will be welcomed by three well-maintained bedrooms, all of which offer plenty of versatility. This floor is complete with a three piece family suite including a bath and shower.

The garden complements the home perfectly, with a resin driveway to the front providing off-street parking. Along with a garage for ample storage. There is a spacious garden to the rear which is mainly laid to lawn and fence surrounding with a lovely patio area. 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!





Hall

With access to;

Lounge 12'3" x 13'2"

With window to front elevation.

Kitchen 10'7" x 13'6"

Including cabinets and units with work surface over and space for appliances.

With window to rear elevation.

WC

Including hand wash basin and low flush WC.

Office 6'11" x 16'7"

With window to front elevation.

Landing

With access to;

Bedroom One 10'3" x 13'3"

With carpeted flooring and central heating radiator.

Bedroom Two 9'11" x 9'11"

With carpeted flooring and central heating radiator.

Bedroom Three 8'1" x 8'4"

With carpeted flooring and central heating radiator.

Bathroom 5'4" x 8'7"

Including a three-piece suite with a shower over the bath.

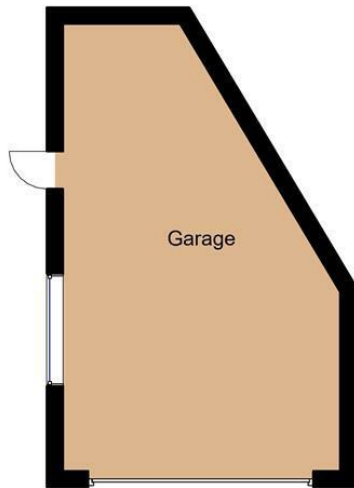
Outside

An enclosed garden and patio to the

rear. With a garage and driveway for multiple cars to the front.



Garage
22 sq.mt / 236.80 sq.ft
Approx



Ground Floor
67 sq.mt / 721.18 sq.ft
Approx



First Floor
43 sq.mt / 462.84 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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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			84
(81-91) B			
(69-80) C			
(55-68) D		63	
(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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