



OCCUPATION LANE | EDWINSTOWE | MANSFIELD | NG21 9HU

BuckleyBrown
ESTATE AGENTS

A TIMELESS FAMILY HOME!!...We welcome you to this excellent four-bedroom detached property standing beautifully in the sought-after area of Edwinstowe This house is a true gem and offers a well-planned layout, local amenities and a spacious rear garden. If you're in search of your future forever home then this one could be for you. Let's take a look around..

The entrance hall is of great length and leads to the lounge, featuring a large bay window allowing natural light to flow throughout. Not to mention the feature log burner which lends itself perfectly to cosy nights. Moving further, you will find the open-plan kitchen/diner hosts a range of cabinets and units with work surfaces and a stunning island with a five-ring hob and a fabulous wine fridge. The dining area accommodates a large table and chairs for sit down family meals. There is a utility room just next door which offers space for a washing machine/tumble dryer. The open conservatory really completes this space nicely and comes handy with underfloor heating and a ceiling fan. There is also a WC off the hallway which is just off the hallway. The layout is impeccable and provides the perfect social setting when inviting guests over.

Heading to the first floor, you'll discover four bedrooms which provide ample space, the master with its very own fitted wardrobes and private ensuite! The family bathroom is just off the landing and complete with a modern three-piece suite, including a freestanding bath and a TV which is also a mirror, the perfect tranquil setting to unwind. This well-loved family home is a credit to its owners.

Outside, the residence boasts a very spacious and private garden with a well-maintained lawn area, decking and quirky outdoor bar, the perfect setup for BBQ's in the summer. The front of the property hosts a spacious driveway and garage for handy storage. Don't let this superb opportunity slip through your fingers! Call our team today and book in a viewing!





Hall

With access to;

Living Room 11'8" x 13'3"

With a bay window to front elevation.

Kitchen/Dining Room 10'0" x 20'6"

Complete with a range of matching units and cabinetry, with complementary work surface over and inset sink. With an island comprising a five ring hob and storage.

Utility 5'8" x 6'0"

With door access to rear elevation.

Conservatory 10'3" x 14'1"

With windows surrounding and french doors to side elevation.

Landing

With access to;

Bedroom One 10'11" x 16'6"

With window to front elevation.

Bedroom Two 10'0" x 11'8"

With window to side elevation.

Bedroom Three 8'0" x 12'1"

With window to front elevation.

Bedroom Four 8'0" x 10'0"

With window to rear elevation.

Bathroom 6'9" x 7'11"

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

Ensuite 5'1" x 6'7"

Including a three-piece suite. With window to front elevation.

Outside

Comprising decking and a well-maintained lawn area with fence surrounding to the rear. The front offers a driveway and garage with parking for three cars.





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.

CC Ltd ©2018

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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		68	79
England & Wales		EU Directive 2002/91/EC	

OCCUPATION LANE
EDWINSTOWE
MANSFIELD
NG21 9HU



BuckleyBrown Estate Agents
55- 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND
t: 01623 633633 | mansfield@buckleybrown.co.uk | www.buckleybrown.co.uk

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.

BuckleyBrown
ESTATE AGENTS