



Offers Over £310,000

MANVERS CRESCENT | EDWINSTOWE | MANSFIELD | NG21 9LS

**BuckleyBrown**  
ESTATE AGENTS

PERFECT FAMILY HOME!!...This three bedroom fully renovated home is a true gem and we can't wait to show you around. Boasting a spacious and well-presented interior, this detached property has room for the whole family, with an open plan living/dining room, stunning garden and modern fixtures and fittings throughout. You simply must view this one for yourself! Let's take a peek inside..

The ground floor boasts incredible accommodation. Starting with the spacious living room with ample furniture space, making this a lovely space to relax after a long day! Flowing through to the dining room where you will find a light and airy space to enjoy sit down meals or even host dinner parties. This room is also complimented seamlessly with patio doors giving access to the garden. Moving through to the kitchen which offers an extensive range of matching units and appliances, making it simple to show off your culinary skills. Additionally, the kitchen benefits from a pantry for added convenience.

The first floor hosts three excellent bedrooms, all of which have been kept to a high standard with modern decor for plenty of versatility. The master bedroom also has the luxury of its very own private en suite. Furthermore, the family bathroom can be found just off the landing and complete with a modern three piece suite.

The garden really is something special, generous and private, with a spacious patio seating area, extensive lawn and fence surround. Perfect for inviting the whole family around and enjoying the sunny months together with a BBQ. To the front of the property is a generous private driveway and a garage, allowing space for ample off-road parking. What's not to love?

Call now to arrange a viewing!





**Porch**  
With surrounding windows and further access to;

**Hallway**  
With access to;

**Living Room 11'10" x 19'11"**  
Spacious living room with a free standing log burner fireplace and a window to the front elevation.

**Dining Room 8'10" x 12'7"**  
Ample furniture space with a window to the rear elevation along with patio doors to the side, giving access to the garden.

**Kitchen 8'6" x 11'10"**  
Complete with a range of matching cabinets and worktop units, inset sink and drainer, integrated appliances. There is also space and plumbing for a washing

machine and tumble dryer. Along with a pantry for additional storage and an external door to the side elevation. Pantry (0.88 x 1.64)

**Landing**  
With a window to the side elevation and further access to;

**Bedroom One 9'11" x 10'8"**  
With a window to the rear elevation and access to a private en suite.

**En suite 6'7" x 6'7"**  
Three piece suite comprising of a hand wash basin, low flush WC and shower. With a window to the rear elevation.

**Bedroom Two 10'11" x 11'10"**  
With a window to the front elevation.

**Bedroom Three 9'6" x 11'11"**  
With a window to the front elevation.

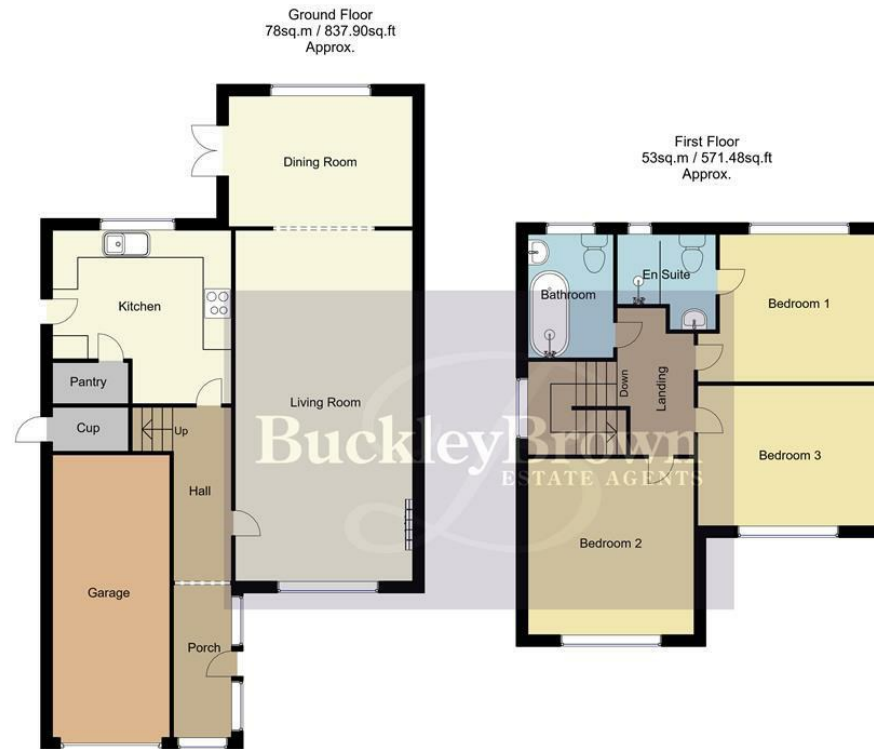


**Bathroom 6'0" x 8'5"**  
Modern three piece suite including a hand wash basin, low flush WC and bath with overhead shower. With a window to the rear elevation.

**Garage 7'10" x 18'8"**  
Accessible from the front elevation.

**Outside**  
Low maintenance frontage with private driveway and garage allowing for off road parking. To the rear there is well established garden with lawn, patio seating area and fence surround.





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) <b>A</b>			77
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		55	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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