



BROCKLEHURST DRIVE | EDWINSTOWE | MANSFIELD | NG21 9JW



GUIDE PRICE £325,000 - £330,000!!! Welcome to this exquisite 4-bedroom detached house, nestled in the heart of the picturesque village of Edwinstowe. This beautifully presented family home offers a perfect blend of modern comfort and timeless elegance, making it an ideal sanctuary for families seeking a serene yet convenient lifestyle.

The ground floor offers a contemporary kitchen that is fully equipped with all the essential appliances, including a wine fridge and ample storage of shaker style units. From here, you are lead to a generous living room space with triple glazed windows throughout the whole property that floods the space with natural light creating a warm and inviting atmosphere. The open plan layout seamlessly connects the living room to the dining area, perfect for entertaining guests with sliding french doors leading into the conservatory situated in the perfect spot.

Onto the first floor, the master bedroom features an ensuite bathroom and also benefits from its own fitted wardrobes. There are also a further three, well-appointed additional bedrooms, one of which is currently being used as an office space. A modern family bathroom with elegant fixtures and fittings also serves the additional bedrooms.

The outside space complements the home perfectly, offering a south facing garden to the rear with a block paved seating area and a well-maintained lawn with mature shrubs, perfect for outdoor dining on those summer evenings!

There is also a single garage and off-street parking which provides convenience and security for multiple vehicles. With an added bonus of an electrical charging point to the side of the property.





#### Entrance Hall

With carpeted flooring, central heating radiator, stairs leading up to the first floor and access to;

#### Lounge 11'0" x 15'1"

With carpeted flooring, central heating radiators and two windows to the rear elevation. With open access through to;

#### Dining Room 8'3" x 11'0"

With carpeted flooring, central heating radiator and sliding doors leading out to a conservatory space with access to the rear garden. With access to;

#### Conservatory

With surrounding windows, tiled flooring and French doors leading outside.

#### Kitchen 8'3" x 15'3"

Complete with a range of attractive shaker style units and cabinets with complementary worktop over, inset sink and drainer with mixer tap, splash back tiles, cooker set with gas hob and stainless steel extractor fan above, integrated dishwasher, space and plumbing for a washing machine, central heating radiator, tiled flooring, window to the front elevation and a door leading outside.

#### Downstairs WC

Complete with a low flush WC.

#### Landing

With carpeted flooring, storage cupboard and access to;

#### Master Bedroom 8'10" x 14'6"

With carpeted flooring, fitted wardrobe, two central heating radiators, two windows to the front elevation and access to;

#### Ensuite to Master Bedroom

Complete with a modern three piece suite including walk-in shower cubicle, low flush WC, hand wash vanity unit, chrome heated towel rail, full-height tiling and opaque window to the side elevation.

#### Bedroom Two 8'10" x 12'8"

With carpeted flooring, central heating radiator and window to the rear elevation.

#### Bedroom Three 6'7" x 10'8"

With carpeted flooring, central heating radiator and window to the rear elevation.

#### Bedroom Four/Office 6'5" x 7'11"

With carpeted flooring, central heating radiator and window to the rear elevation.

#### Family Bathroom 6'7" x 6'9"

Complete with a fitted bath with overhead shower and full-height tiling, low flush WC, hand wash vanity unit and opaque window to the front elevation.

#### Outside

Featuring a well-maintained lawn, private driveway and garage (2.81 x 4.66) to the front of the property, allowing space for ample off-road parking. To the rear is a beautiful garden with block paved seating area, spacious lawn, surrounding mature shrubs and a fence surround for additional privacy.



Ground Floor  
67 sq.m / 726.36 sq.ft  
Approx.

First Floor  
51 sq.m / 549.18 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. Specifically 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		72	
(69-80) C			
(55-68) D			
(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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