



Offers Over £450,000 Freehold

GREENDALE AVENUE | EDWINSTOWE | MANSFIELD | NG21 9NB

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ESTATE AGENTS

ALL THAT'S MISSING IS YOU!...Welcome to this charming property located in the highly sought-after area of Edwinstowe, just a short distance from the high street and the historic Sherwood Forest. This home boasts a versatile layout, perfect for growing families.

On the ground floor, you will find a beautifully designed Shaker style kitchen featuring integrated appliances, including a dishwasher, fridge freezer, microwave, and oven. Along with a handy utility room with plumbing for your essential appliances and French doors leading out to the rear garden. The kitchen flows seamlessly into the dining room, providing a perfect space for family meals and entertaining guests. Not to mention a wonderful conservatory with a great view of the garden all year round. There is a warm and homely living room filled with natural light, which provides an ideal spot for relaxation and family gatherings. If that's not enough, an additional sitting room offers a versatile space for you to utilise to your advantage, with access to a modern shower room and bedroom.

Upstairs, the first floor comprises four well-proportioned bedrooms, offering ample space for all of your furnishings. Two of which benefit from built-in wardrobes that add a useful space-saving feature. Completing this floor is a shower room fitted with a three-piece suite.

Outside will certainly tick all of your boxes, offering a driveway to the front, providing ample off-street parking. The rear of the property boasts an enclosed garden, complete with two spacious patio areas, a well-maintained lawn, and a charming pergola—perfect for outdoor BBQ's and alfresco dining.

Don't miss the opportunity to make this delightful house your home. With its ideal location, versatile layout, and modern amenities, it is a perfect fit for families looking to settle!





#### Entrance Hallway

With carpet to flooring, central heating radiator, storage cupboard and access to;

#### Living Room 13'3" x 22'6"

With carpet to flooring, two central heating radiators, coving and window to the front and rear elevation.

#### Kitchen/Dining Room 16'3" x 18'4"

Fitted with shaker style wall and base units, work surface, ceramic hob, splash back, inset sink with mixer tap above, dishwasher, integrated fridge freezer, microwave and oven. With central heating radiator, down lights and French doors leading outside. With access to a utility room.

#### Utility 6'6" x 7'11"

With additional storage cupboards, work surface, plumbing for a washing machine and tumble dryer, tiled flooring and door leading outside.

#### Dining Room 10'4" x 10'5"

With carpet to flooring, central heating radiator, coving and double doors leading into the conservatory.

#### Conservatory 11'2" x 20'8"

With laminate flooring, surrounding windows and door leading outside.

#### Sitting Room 8'4" x 14'6"

With laminate flooring, central heating radiator and window to the front elevation.

#### Bedroom Five 7'10" x 9'3"

With laminate flooring and window to the front elevation.

#### Shower Room 5'2" x 7'10"

Fitted with an enclosed shower, low flush WC, wash hand basin, vanity storage, full height tiling and an opaque window to the side elevation.



#### WC

Fitted with a low flush WC, wash hand basin and an opaque window.

#### Bedroom One 9'10" x 17'10"

With carpet to flooring, central heating radiator and double windows to the front elevation.

#### Bedroom Two 8'5" x 16'11"

With carpet to flooring, central heating radiator and dual aspect windows.

#### Bedroom Three 13'0" x 13'5"

With carpet to flooring, central heating radiator, fitted wardrobe and window to the front elevation.

#### Bedroom Four 9'2" x 10'6"

With carpet to flooring, central heating radiator, built-in wardrobe and window to the rear elevation.

#### Shower Room 5'4" x 9'3"

Fitted with a low flush WC, wash hand basin, vanity storage, enclosed shower, tiling and an opaque window to the rear elevation.

#### Outside

With a driveway to the front elevation providing ample off-street parking. There is an enclosed garden to the rear with two spacious patio areas, lawn, fence surround and pergola.





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) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>66</b>	
(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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