



£290,000

CAVENDISH AVENUE | EDWINSTOWE | MANSFIELD | NG21 9NQ

BuckleyBrown
ESTATE AGENTS

LOVE AT FIRST SIGHT!... Welcoming you to this three-bedroom detached home. Positioned in the popular and convenient area of Edwinstowe. This house offers ample furniture space, versatile areas to add your own stamp. Let's take a look around..

Firstly, you will find a light and airy living room fitted with sliding doors opening into the conservatory. This offers a wonderful space to enjoy all year round overlooking the garden. The dining room is just next door and has built in cupboard space along with further space for dining furniture. The kitchen area features a range of units and cabinets with space for appliances. This is the perfect space for those who love to cook! There is also a handy panty allowing for additional storage. What's not to love?

Heading to the first floor, you'll discover three generous sized bedrooms, providing ample space for your own personal touches. All of which benefit from their very own built in wardrobes. The family bathroom is just down the hall, with a three piece suite for the whole family.

Outside, the residence boasts a very spacious garden with a delightful patio and lawn area, perfect for BBQ's in the summer months. This property comes handy with a driveway to the front allowing for off road parking!

Call our team today and book in a viewing!





Porch

With windows to the front elevation and access to;

Hallway

With further access to;

Dining Room 7'10" x 14'4"

With built in cupboard space and dual aspect windows to the front and side elevation.

Living Room 11'11" x 20'1"

Spacious room with a feature fireplace, window to the front and sliding doors leading into the conservatory.

Conservatory 10'6" x 11'6"

With surrounding windows with patio doors to the side elevation.

Kitchen 11'11" x 6'5"

Complete with a range of matching cabinets and worktop units, inset sink and drainer, integrated appliances and a window to the rear elevation.

Pantry 5'4" x 2'11"

Accessible from the kitchen with ample space for additional storage.

Landing 7'11" x 6'2"

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

Bedroom One 13'3" x 9'11"

With carpeted flooring, central heating radiator, built in wardrobes and a window to the rear elevation.

Bedroom Two 12'0" x 9'6"

With carpeted flooring, central heating radiator, built in wardrobes and a window to the front elevation.



Bedroom Three 7'10" x 9'8"

With carpeted flooring, central heating radiator, built in wardrobe and a window to the front elevation.

Bathroom 7'11" x 6'4"

Three piece suite comprising of a hand wash basin, low flush WC and bath with overhead shower. With a window to the rear elevation.

Outside

Well maintained lawn and private driveway to the front elevation. To the rear there is a spacious lawn with surrounding shrubs and patio seating area.





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		
(81-91) B		
(69-80) C		79
(55-68) D	65	
(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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BuckleyBrown Estate Agents
55- 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND
t: 01623 633633 | mansfield@buckleybrown.co.uk | www.buckleybrown.co.uk

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