



Offers Around £370,000

MANSFIELD ROAD | EDWINSTOWE | MANSFIELD | NG21 9PD

BuckleyBrown
ESTATE AGENTS

YOUR FOREVER HOME!!...This three bedroom home is a true gem and we can't wait to show you around. Presenting spacious living, this detached property has room for the whole family, with multiple reception rooms, lovely garden and neutral fixtures and fittings throughout. Positioned in the quaint village of Edwinstowe, only a short distance away from local amenities. You simply must view this one for yourself!

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! Just next door you will find the open plan kitchen/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, bringing the outside inside. The kitchen offers an extensive range of matching units and appliances, making it simple to show off your culinary skills. Not to forget the L-shaped worktops separating the kitchen from the dining area. Moving through to the office which is a versatile space to use to your own advantage. Completing the ground floor is a handy downstairs WC.

The first floor hosts three excellent bedrooms, all of which have been kept to a high standard and offer ample space to add your own personal touch. The master bedroom also benefits from the luxury of built in wardrobes and an en suite. Just off the landing you will find a family bathroom comprising of a modern three piece suite.

The garden really is something special, generous and private, with a spacious lawn, paved and patio seating areas and pergola feature. This is the perfect space for inviting family and friends round to create lasting memories all year round. To the front of the property is a generous private driveway and a garage, allowing space for ample off-road parking. Not to mention the unique electrical car charging point. Is this the one for you?

Call our team now to arrange a viewing!





Entrance Hallway

Spacious entrance hallway with a storage cupboard, windows to the front and further access to;

Living Room 13'3" x 14'5"

Ample furniture space with a window to the front elevation.

Kitchen 9'8" x 10'10"

Complete with a range of matching cabinets and L shaped worktops. Fitted with an inset sink and drainer, integrated appliances and a window to the rear elevation. From here you gain access to the dining room, office and an inner hallway.

Dining Room 10'10" x 11'4"

Light and airy space complemented by windows and patio doors to the rear.

Office 7'4" x 14'6"

Versatile space with a window to the rear and external door to the side.

Inner Hall

Giving access to the garage and a handy downstairs WC.

WC

Fitted with a hand wash basin, low flush WC and a window to the side elevation.

Landing

With a window to the side elevation and leading access into;

Bedroom One 9'9" x 12'0"

With carpeted flooring, central heating radiator, built in wardrobes and access to a private en suite. Fitted with a window to the rear elevation.



En Suite 2'11" x 8'9"

Three piece suite including a hand wash basin, low flush WC and shower.

Bedroom Two 11'7" x 13'10"

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

Bedroom Three 9'1" x 9'9"

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

Bathroom 5'6" x 8'2"

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

Garage 9'6" x 16'4"

Accessible from the front elevation and fitted with a window to the side elevation.

Outside

Low maintenance lawn to the front elevation along with a private driveway, garage and handy electrical car charging point. To the rear you will find an extensive garden with a well kept lawn, paved and patio seating areas and a 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.
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			85
(81-91) B		74	
(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	

MANSFIELD
ROAD | EDWINSTOWE | MAN
NG21 9PD



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.