



ST. EDWINS DRIVE | | EDWINSTOWE | NG21 9LX

**BuckleyBrown**  
ESTATE AGENTS

NO ONWARD CHAIN!!.. Introducing this charming three-bedroom detached bungalow! This property is located within the sought after village of Edwinstowe and nearby to a range of shops, amenities and close to the town centre. This bungalow is move-in ready and would make the perfect forever home...

As we step inside, you will be welcomed into the excellent-sized kitchen, which comes complete with a range of shaker-style units and cabinets with work surfaces above, including an integrated oven and other appliances. You won't need to touch a thing! There is also a utility/garage which offers extra units/cabinetry for added storage. Through to the impressive-sized lounge, which really is the perfect entertaining space with family and friends. The large window and french doors allow plenty of natural light to fill the room, you will want to spend a lot of time here! Just next door, you will find the bright conservatory offers versatility to utilise as a dining room or a sitting room.

As you walk further you will find three generous bedrooms. These rooms have been lovingly maintained and allow space to add your own stamp. The third bedroom is currently being used as an office. The family bathroom and WC is just off the hallway and comprises a bathroom and hand wash basin, with a separate low flush WC and hand wash basin.

Heading outside, this bungalow accommodates a stunning and spacious garden which hosts a super private lawn with planted trees and shrubs. There is also a patio seating area to enjoy evening drinks with family and friends. To the front of the property also benefits from a driveway that allows parking space for multiple vehicles. Call now to book a viewing!!





**Hall**

With access to;

**Lounge 16'10" x 17'5"**

Including a feature fireplace with carpeted flooring. With window to front elevation.

**Kitchen 11'2" x 16'7"**

Complete with a range of matching units and cabinetry, with complementary work surface over and inset sink. With integrated appliances and laminate flooring.

**Conservatory**

Complete with a solid roof and door access to the front elevation.

**Bedroom One 11'2" x 11'2"**

With window to side elevation.

**Bedroom Two 10'10" x 11'2"**

With window to front elevation.

**Bedroom Three/Study 9'6" x 10'1"**

With window to front elevation.

**Bathroom 6'5" x 8'10"**

Complete with a bath tub and hand washbasin. With window to front elevation.

**WC**

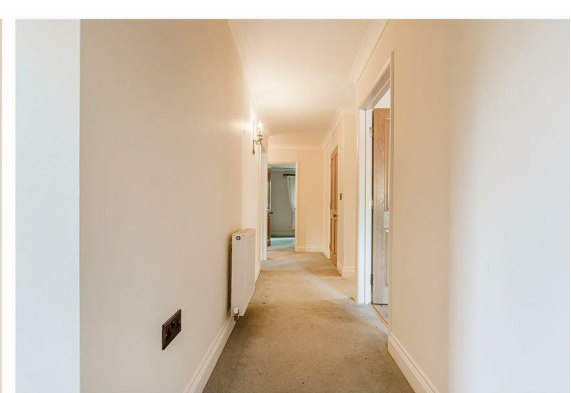
With hand wash basin and low flush WC.

**Garage/Utility 9'6" x 16'7"**

Comprising carpeted flooring and units/cabinetry offering ample storage space.

**Outside**

To the rear offers a well-manicured lawn with planted trees and shrubs surrounding. There is also a patio seating area for evening drinks. To the front offers the entrance to the garage and a driveway with parking for two cars.



Ground Floor  
128sq.m/1373.67sq.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.  
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			84
(81-91) B			
(69-80) C		73	
(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	

ST. EDWINS DRIVE  
EDWINSTOWE  
NG21 9LX



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.