



£275,000

MAPLE AVENUE | EDWINSTOWE | MANSFIELD | NG21 9GN

BuckleyBrown
ESTATE AGENTS

PERFECT FAMILY HOME! This three-storey four bedroom home is pleasantly situated in the quaint village of Edwinstowe. The property offers a well-planned layout, with neutral decor throughout, making it easy to add your own style. There are great transport links nearby, not to mention being ideally located close to local amenities, making it great for all families!

As you walk through you will first of all find the light and airy entrance hall which leads to the kitchen, which is fitted with a range of matching cabinets and units, with work surface, an inset sink and integrated appliances. Flowing through to the living room which hosts a great area for entertaining with plenty of room for you to enjoy with family and friends. Complemented beautifully with sliding doors, giving access to the rear garden. Finally the ground floor offers access to a handy utility room and downstairs WC for added convenience. Let's head upstairs where the excitement will continue!

Heading up to the first floor, you will be met with two generous sized bedrooms, both offering versatility to add your own stamp. The spacious landing in-turn provides access to a fabulous bathroom fitted with a modern three piece suite.

The second floor leads to the master bedroom with the luxury of a private en suite. The landing also offers ample furniture space and currently lends itself as an office area.

Outside provides an enclosed garden with a well-maintained lawn and patio seating area. This space is of a brilliant size, perfect for hosting BBQ's in the summer months. The front offers a spacious driveway allowing for ample off road parking. Like what you see? Call our team today to arrange a viewing!





Hallway

With dual aspect windows to the front and side whilst also giving access to;

Kitchen 7'10" x 12'6"

Complete with a range of matching cabinets and worktops, inset sink and drainer and integrated appliances. Fitted with a window to the front elevation along with access to extra built in cupboards and a handy utility.

Utility 4'1" x 5'6"

Fitted with worktop surfaces, space and plumbing for a washing machine/tumble dryer and a sliding door leading into the downstairs WC.

WC

Hand wash basin and low flush WC.

Living Room 14'8" x 14'9"

Light and airy room with ample furniture space, a window to the side elevation and sliding door to the rear.

Landing

With a window to the side elevation. built in cupboards and further access to;

Bedroom Two 10'5" x 14'8"

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

Bedroom Three 9'6" x 14'8"

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

Bathroom 6'1" x 7'9"

Three piece suite comprising of a hand wash basin, low flush WC and a bath with an overhead shower.



Office 7'2" x 7'4"

The landing in turn provides you with ample space which is currently being used as an office. Fitted with a velux window.

Bedroom One 14'8" x 15'11"

With carpeted flooring, central heating radiator, built in wardrobes and a window to the front elevation. This room also benefits from an en suite.

En Suite 6'3" x 9'10"

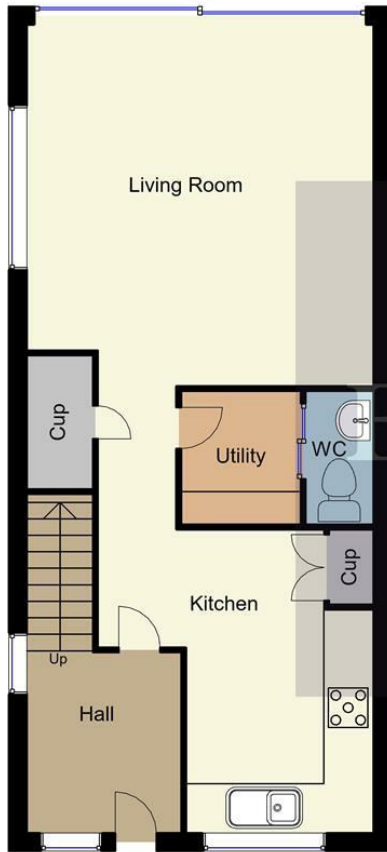
Three piece suite including a hand wash basin, low flush WC and a shower. With a velux window.

Outside

Low maintenance frontage with a private driveway allowing for ample off road parking. To the rear there is a well presented garden with a lawn area and patio seating area.



Ground Floor
48 sq.mt / 516.66 sq.ft
Approx



First Floor
41 sq.mt / 441.32 sq.ft
Approx



Room-In-Roof
38 sq.mt / 409.02 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			94
(81-91) B		84	
(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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