



£210,000

SIXTH AVENUE | | EDWINSTOWE | NG21 9PW

BuckleyBrown
ESTATE AGENTS

A LOVELY FAMILY HOME!...We proudly welcome you to this excellent three bedroom semi-detached home. Positioned in the quaint village of Edwinstowe, this house is a true gem and offers a well-planned layout and a spacious garden. Let's take a look around..

Upon entry you will be presented with the entrance hall which leads us to the impressive-sized living room which is a very sociable setting with space for a sofa and other furnishings, including a large window allowing plenty of light to fill the room. Complemented further with double doors leading into the conservatory. This room offers a great space to enjoy all year round. Through to the kitchen, you will find matching cabinetry and units, an inset sink along with essential integrated appliances to cook up a tasty meal. The ground floor is complete with a WC and store room for added convenience.

Heading to the first floor, you'll discover three wonderful bedrooms, one of which benefit from built in wardrobes. Just off the landing is the family bathroom, including a three-piece suite with a shower over the bath.

Outside, the residence boasts a very spacious and well maintained garden which is mainly laid to lawn along with decked and patio seating area, perfect for BBQ's and family parties in the summer months. To the front of this property hosts a garage and shared private driveway for off road parking. This residence really is the whole package.

Call our team today and book in a viewing!





Hall

With a window to the side elevation and access to;

Living Room 10'10" x 17'10"

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

Conservatory 12'11" x 16'1"

Ample furniture space with surrounding windows and an external door to the rear.

Kitchen/Dining Room 8'11" x 17'10"

Complete with a range of matching cabinets, inset sink and drainer, integrated appliances and dual aspect windows to the front and rear. You will also find access to a handy store room and WC.

WC

Fitted with a low flush WC.

Landing

With access to the loft and further access to;

Bedroom One 9'0" x 12'0"

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

Bedroom Two 9'5" x 10'10"

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

Bedroom Three 8'2" x 14'0"

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

Bathroom 5'6" x 8'10"

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



Garage 17'8" x 23'3"

Accessible from the front with an external door to the side and a window to the front.

Outside

To the front you will find a shared private driveway and garage allowing for ample off road parking. The rear garden is presented with a well maintained lawn, along with a decked 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.
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			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

SIXTH
AVENUE | EDWINSTOWE
NG21 9PW



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.

BuckleyBrown
ESTATE AGENTS