



£215,000 Freehold

7 ABBEY ROAD | EDWINSTOWE | MANSFIELD | NG21 9LQ

BuckleyBrown
ESTATE AGENTS

MODERN AND STYLISH!..We can't wait to show you around this beautiful three-bedroom property, situated within the highly sought-after village of Edwinstowe. Wonderfully presented throughout, this terrific semi-detached home is situated nearby to the high street, Schools, transport links, as well as the much-loved Sherwood Forest! Let's head inside..

As you are welcomed into the property through the entrance hallway you will discover the spacious lounge that benefits from a large window and patio doors, allowing plenty of natural light to flood in. The focal point of the room is the log burner creating a lovely ambience and an excellent spot for settling down in the evenings. The kitchen really is the heart of this home and comprises of modern high gloss wall and base units with plenty of work-surface for practicing your culinary skills. From here, you can step into the dining room, which is equally impressive, with dual aspect windows it is a great setting to entertain friends and family!

Heading upstairs, you will be welcomed by three well-sized bedrooms. Each room has been kept to a wonderful standard throughout, with plenty of space to decorate and place your own homely furnishings. You'll also find the bathroom just off the landing, with modern features and fitted with a panelled bath with shower over a real retreat to relax in! Completing the floor nicely is the handy w.c.

To the rear is a beautifully landscaped garden with two seating areas to enjoy. One paved seating area and another under a pergola allowing lots of space to enjoy the summer months! There are double gates allowing access for off-street parking and a garage which can be utilised to your advantage!

This property must be viewed to be fully appreciated- Call now to arrange your viewing!





Entrance Hall

With laminate flooring, stairs to first floor and giving access too;

Living Room 10'9" x 17'9"

The spacious living room provides the perfect space to settle down in an evening with a window to front elevation and boasting patio doors leading out to the rear garden. The room also has a beautiful log burning fire with surround as the focal point of the room, carpet flooring and radiator.

Kitchen 13'1" x 13'6"

The kitchen is definitely the heart of the home in this property! Comprising of a range of modern high gloss units with complimentary work surface over, electric hob with splashback and extractor hood

over, integrated double oven, sink with drainer and mixer tap over, space and plumbing for washing machine, laminate flooring, built in storage cupboard, window to rear elevation and door leading outside.

Dining Room 7'1" x 8'9"

The inviting dining room has dual aspect windows allowing natural light to flood the room, laminate flooring and radiator.

First Floor Landing

With carpet flooring and giving access to;

Master Bedroom 12'0" x 12'1"

Complete with window to front elevation, carpet flooring and radiator.

Bedroom Two 8'8" x 12'7"

Complete with window to front elevation, carpet flooring and radiator.



Bedroom Three 7'0" x 8'10"

Complete with window to rear elevation, carpet flooring, radiator and a handy storage cupboard.

W.C.

Complete with half tiled walls, pedestal hand wash basin, low flush w.c. and window to rear elevation.

Bathroom 5'4" x 6'6"

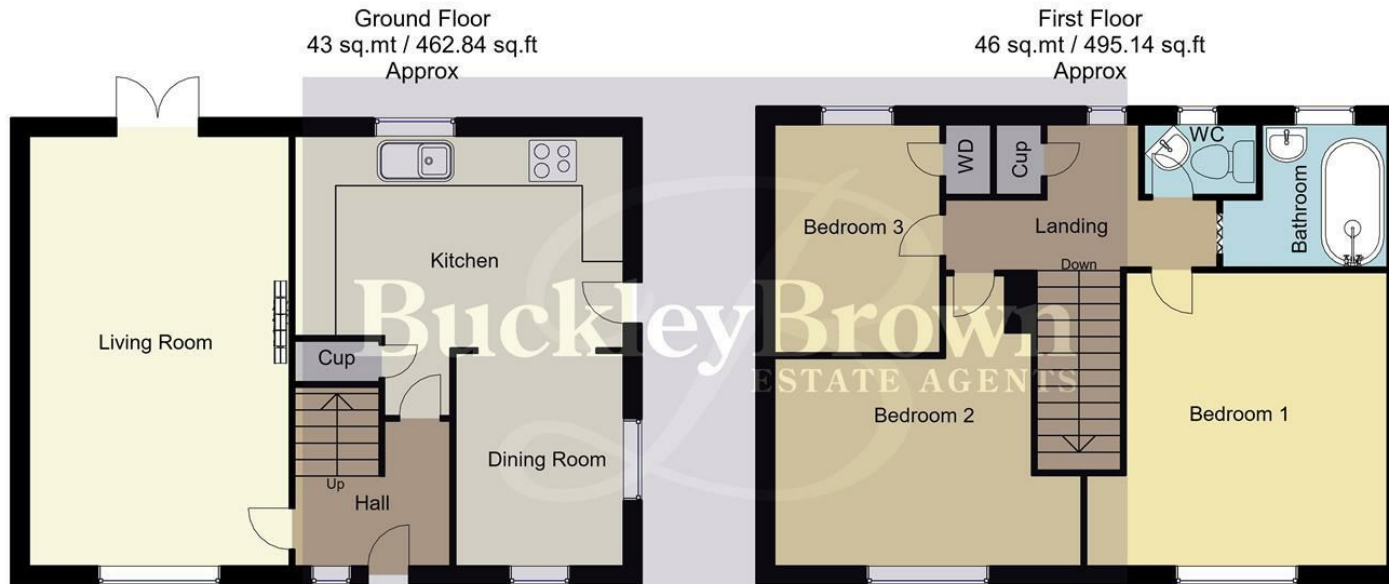
Comprising of panelled bath with shower over and glass shower screen, vanity sink with drawer storage and mixer tap over, fully tiled walls and window to rear elevation.

Outside

The private and secure rear garden is an oasis to enjoy in the summer months with

double gate to provide access to the garage. The garden is a brilliant size and is mostly laid to lawn, with a patio seating area near the property and another under a wooden pergola. To the front of the property there is another lawned area and a shared driveway providing you with the access to the double gates and off street parking.





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
(81-91) B			
(69-80) C			
(55-68) D		62	
(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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