



£345,000

MANSFIELD ROAD | EDWINSTOWE | MANSFIELD | NG21 9PD

BuckleyBrown
ESTATE AGENTS

THE ONE FOR YOU!... Welcoming you this wonderful detached property located in the quaint village of Edwinstowe. Presented with neutral decor throughout, subtly designed to appeal to a variety of aesthetic preferences. The house provides ample space for a family, with three well-proportioned bedrooms, a family bathroom and a practical kitchen. Its distinct layout and generous proportions make it an attractive proposition for those seeking a comfortable and inviting home. Let's take a look inside...

The property boasts two spacious reception rooms, providing an ideal setting for both entertaining and relaxation. Whether you're hosting a dinner party, celebrating a family occasion, or simply unwinding after a long day, these versatile spaces can cater to your needs. The living room is further complimented by patio doors opening to the rear garden, perfect for enjoying those summer months! The kitchen is well-equipped and affords plenty of room for all your culinary needs. Finally, the ground floor has a handy WC for added convenience.

Moving up to the first floor you will find three generously sized bedrooms, providing a great space for each member of the family. The family bathroom is well-appointed and designed to cater to the demands of a busy household comprising of a four piece suite.

Don't stop here, outside of this residence is bound to impress with it's private driveway and large garage to the front. To the rear there is a well established garden which is mainly laid to lawn with a spacious patio seating area and surrounding shrubs. This area is private and enclosed offering a great space to enjoy the summer months!

Call our team today to arrange a viewing and appreciate this property's potential!





Porch
With access to the hallway.

Hall
With access to;

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

Living Room 13'6" x 22'5"
Light and airy room fitted with a feature fireplace and dual aspect windows to the front and rear along with patio doors opening to the garden.

Dining Room 10'5" x 14'3"
Versatile room currently lending itself as a dining room. Fitted with a sliding door creating an open plan layout to the kitchen and a window to the rear elevation.

Kitchen 10'5" x 14'3"
Complete with a range of matching cabinets, inset sink and drainer, integrated appliances and dual aspect windows to the side and rear elevation. With an external door to the rear and access to the garage.

Landing 7'10" x 10'9"
With a window to the side elevation and further access to;

Bedroom One 12'5" x 12'11"
With carpeted flooring, central heating radiator and a window to the front elevation.

Bedroom Two 9'2" x 11'11"
With carpeted flooring, central heating radiator and a window to the rear elevation.



Bedroom Three 8'5" x 10'9"
With carpeted flooring, central heating radiator, storage cupboard and a window to the front elevation.

Bathroom 5'4" x 11'2"
Four piece suite comprising of a hand wash basin, low flush WC, bath and a shower. Window to the rear elevation.

Garage 14'3" x 16'5"
Accessible from the front elevation with fitted worktops, inset sink and drainer and dual aspect windows to the front and side elevation.

Outside
Well maintained lawn to the front elevation along with a private driveway allowing for ample off road parking. To the rear you will be greeted with a well established garden which is mainly laid to lawn with a

spacious patio seating area and surrounding shrubs offering a degree of privacy.





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		
(81-91) B		
(69-80) C		
(55-68) D		63
(39-54) E		
(21-38) F	30	
(1-20) G		
Not energy efficient - higher running costs		

England & WalesEU Directive 2002/91/EC

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