



£490,000

2 BROCKLEHURST DRIVE | EDWINSTOWE | MANSFIELD | NG21 9JW

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ESTATE AGENTS

CREATE YOUR NEXT CHAPTER!!...

We welcome you to this modern five bedroom property, which offers a stylish and neutral living space. This property comprises of three reception rooms, offering great versatility, each providing a flexible space that can be tailored to suit your individual needs. This property is located in the heart of Edwinstowe, it provides easy access to local green spaces, shops, and schools. Lets take a look inside...

The ground floor of the property features a well-designed layout with a modern kitchen, a spacious living room, and a versatile office space. The kitchen is complete with a range of cabinetry and worktop space, this is perfect for cooking those family meals! Next you will find the dining room which provides an ideal area for meals and gatherings, while the conservatory brings in natural light and offers a seamless connection to the outdoors. From here you will find the living room which hosts a charming fireplace, adding a touch of warmth and character to the space. Additionally, there is a convenient WC. Each room is thoughtfully positioned to offer both functionality and comfort, making the ground floor perfect for both daily living and entertaining.

The upstairs of the property features five generously sized bedrooms. With four bedrooms offering built-in wardrobes for ample storage and two of the bedrooms further benefitting from an ensuite. All of the bedrooms offer a serene atmosphere, creating a perfect space to relax and unwind. Just off the landing you will find the shower room, which is complete with a modern three piece suite.

The exterior of the property features a large driveway to the front, providing ample off-road parking. As well as access to the double garage. To the rear of the property you will find the garden which is mainly laid to lawn. The vast amount of greenery creates an open, airy atmosphere, ideal for relaxation and outdoor activities.

Call today to book a viewing!





Entrance Hall

The entrance hallway features carpeted flooring, creating a warm and inviting atmosphere, as-well as a convenient under-stairs storage cupboard, ideal for additional space. With the staircase leading to the first floor and surrounding doors providing access into;

Kitchen 13'10" x 10'11"

The kitchen boasts an array of matching wooden cabinets providing plenty of storage and worktop space. It features an inset sink with a drainer, an integrated

oven with a gas hob, and a hood above.

There's additional space for other appliances, making it both functional and versatile. The room is spacious enough to accommodate a dining table and chairs. With windows to the side and rear elevation.

Dining Room 13'4" x 8'7"

The dining room features carpeted flooring and a central heating radiator, ensuring a cozy and comfortable atmosphere. Double doors lead into both the conservatory and the living room, offering easy access to additional living spaces.



Living Room 12'2" x 24'3"

The living room is beautifully presented with carpeted flooring and a charming feature fireplace, creating a cosy focal point. With double doors lead through to conservatory and a window to the front elevation.

Conservatory 20'6" x 12'9"

The conservatory is complete with surrounding windows and doors, allowing in a flood of natural light, this is a perfect space to relax and enjoy the surroundings. This room is further benefitted from under floor heating.

Office 7'3" x 9'2"

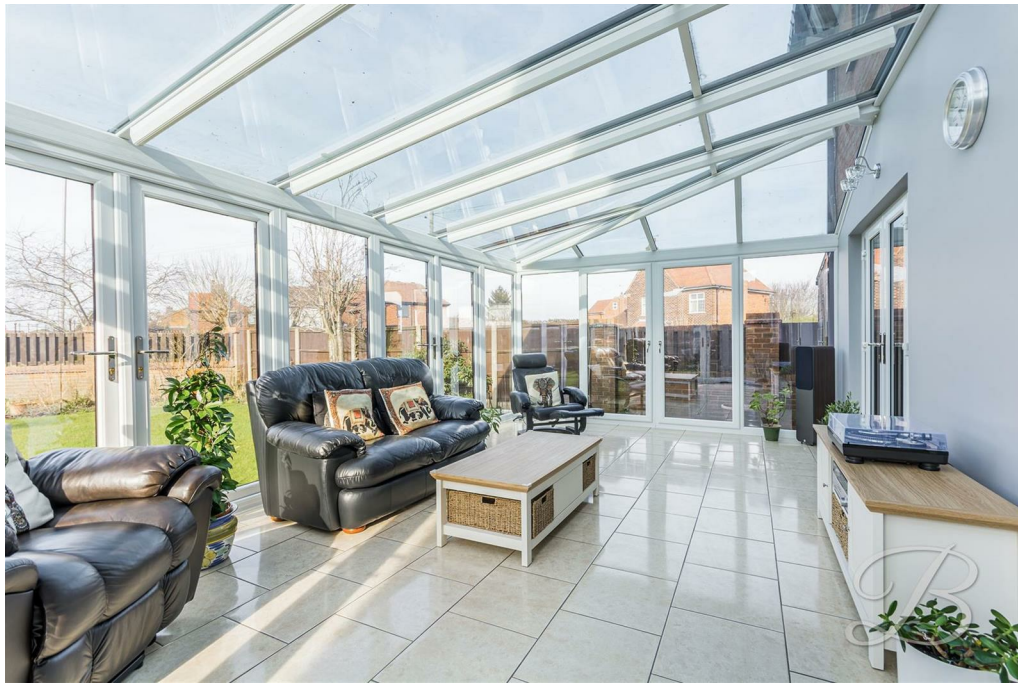
The office space offers great versatility, providing a flexible environment that can be tailored to suit your specific needs. Whether used for work, study, or as a creative space, it can easily adapt to various functions. Window to front elevation.

WC

Complete with a low flush WC and hand wash basin. Window to front elevation.

Landing

Doors provide access into;



Bedroom One 11'5" x 15'8"

Complete with carpeted flooring, central heating radiator and window to side and front elevation. The room benefits further from built in wardrobes and its own en-suite facility.

En-suite 8'0" x 5'8"

Complete with a modern three piece suite including a bath with an over head sower, low flush WC and hand wash basin. Window to rear elevation.

Bedroom Two 12'2" x 11'9"

Complete with carpeted flooring, central heating radiator and window to front elevation. The room benefits further from built in wardrobes.

Bedroom Three 9'1" x 12'5"

Complete with carpeted flooring, central heating radiator and window to rear elevation. The room benefits further from built in wardrobes.

Bedroom Four 10'0" x 8'6"

Complete with carpeted flooring, central heating radiator and window to rear elevation. The room benefits further from its own en-suite facility.

En-suite 1'8" x 5'8"

Complete with a low flush WC and hand wash basin.

Bedroom Five 8'6" x 8'11"

Complete with carpeted flooring, central



heating radiator and window to front elevation. The room benefits further from built in wardrobes.

Shower Room 7'6" x 6'9"

The shower room is equipped with a modern three-piece suite, including a walk-in shower, low flush WC, and a hand wash basin. The space is finished with sleek tiled flooring and walls, providing a clean and contemporary look, making it both functional and stylish.

Outside

To the rear of the property the garden is primarily laid to lawn, providing a spacious and well-maintained outdoor area. Surrounded by fences, it offers privacy and

a peaceful setting, ideal for relaxation or outdoor activities. To the front of the property you will find a large driveway which leads to the garage, allowing for ample off-road parking.

Garage 16'7" x 15'10"

Accessible from the front elevation and through the kitchen. The garage allows ample space for further off-road parking or handy storage. With a window to the rear elevation.

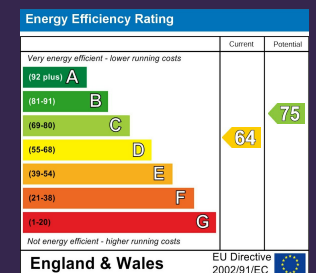






Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. 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.



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