



£525,000

18 PEARTREE LANE | EDWINSTOWE | MANSFIELD | NG21 9GL

**BuckleyBrown**  
ESTATE AGENTS



## A WHOLESOME FAMILY HOME...

Situated in the desirable village of Edwinstowe, this beautifully presented five-bedroom detached home on a spacious corner plot is the perfect blend of contemporary living and practicality.

Upon entry, you're welcomed into the, open-plan kitchen, dining, and living area. The kitchen is a chef's dream, featuring high-quality cabinetry, plenty of worktop space, and a stylish breakfast bar, making it ideal for informal dining or socialising while cooking. The kitchen flows seamlessly into the spacious dining/living area, which is bathed in natural light and boasts double doors that open out to the rear garden, perfect for entertaining. Adjacent to the living area, the lounge is a bright, comfortable space, offering a relaxed atmosphere. The ground floor also includes a convenient utility room and WC.

Upstairs, the first floor offers four spacious bedrooms. The second bedroom includes an en-suite bathroom, providing a private space for guests or family. The family bathroom is a luxurious four-piece suite, featuring both a bath and a shower for ultimate convenience. The second floor is dedicated to the master suite, providing a private retreat. The spacious master bedroom is filled with natural light from velux windows, creating a bright and airy atmosphere. In addition, there is a separate study room, ideal for working from home or as a quiet reading nook. The bathroom features a three-piece suite, offering a peaceful space to relax and unwind.

The exterior of this property is just as impressive. The front of the home boasts a detached garage and a spacious driveway. A well-maintained path leads to the front door, framed by neat shrubbery and offering great kerb appeal. The rear garden is a private and tranquil space, perfect for outdoor living. It features laid lawn and patio seating area, perfect for family BBQ'S in those summer months.

Call today to view!





#### Entrance hall

With laminate flooring, stairs rising to first floor, a built in storage cupboard and surrounding doors providing access into;

#### Kitchen 10'2" x 12'9"

Complete with a modern range of cabinetry and ample worktop space. It features an inset sink and drainer, integrated eye level double oven, breakfast bar and a gas hob with a hood over. With windows to the side and rear elevation and a door providing access into the utility room. This room has an open plan design through to the dining/ living room.

#### Utility Room 5'2" x 11'9"

Complete with further cabinetry and an inset sink and drainer, with space for appliances and a door to the side elevation.

#### Dining/Living Room 22'7" x 10'5"

This room is complete with laminate flooring, with ample space for your furniture. With surrounding windows to the side and rear elevation and double doors providing direct access onto the garden.

#### Lounge 13'9" x 18'0"

With carpeted flooring, the lounge offers ample space for your homely furniture. This room is open plan to the dining/ living room.

#### WC 5'2" x 4'11"

Complete with a low flush WC and hand wash basin.

#### Landing

Surrounding doors provide access into;

#### Bedroom Two 10'9" x 9'10"

With carpeted flooring, central heating radiator and windows to the rear elevation. This room further benefits from a built in wardrobe and its own en-suite facility.

#### En-suite 6'6" x 4'3"

Complete with a modern three piece suite including a bath, low flush WC and hand wash basin.

#### Bedroom Three 14'5" x 9'2"

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



#### Bedroom Four 14'5" x 11'1"

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

#### Bedroom Five 10'9" x 9'10"

With carpeted flooring, central heating radiator and windows to the front elevation. This room further benefits from a built in wardrobe

#### Bathroom 14'5" x 7'6"

Complete with a modern four piece suite including a walk in shower, bath, low flush WC and double hand wash basin. With tiled walls and a window to the side elevation.

#### Landing

Surrounding doors provide access into;

#### Bedroom One 11'5" x 14'1"

With carpeted flooring, central heating radiator and velux windows.

#### Study

Complete with carpeted flooring and a velux window.

#### Bathroom 10'9" x 6'6"

Complete with a modern three piece suite including a shower, low flush WC and hand wash basin. With tiled walls and a velux window.

#### Outside

The exterior of this property features a detached garage and a driveway, offering ample off-road parking. A path leads to the front door, surrounded by neat shrubbery. The rear garden is a private retreat with a laid lawn, a patio seating area, and well-established shrubbery, all enclosed by fencing for added privacy.



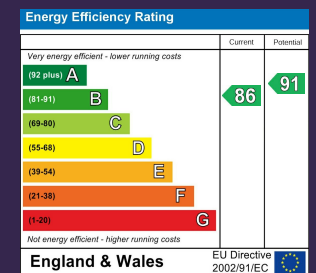






Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements.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