



Offers Over £400,000 Freehold

5 WINDLASS GROVE | | EDWINSTOWE | NG21 9SU

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STUNNING LOCATION!..When it comes to finding the perfect home, location is key, and this four-bedroom detached family home more than delivers. Nestled in the sought-after area of Thoresby Vale, the property is surrounded by picturesque countryside and just a short walk away from iconic local attractions, including the famous Major Oak. Not only that, but you're also only a short drive from Sherwood Pines, Clumber Park, Creswell Crags, Welbeck Estate, and so much more!

As you step inside, you're greeted by a spacious entrance hall that leads you into the heart of the home. The ground floor living spaces are light and airy, with the lounge featuring a lovely bay window that invites natural light to flood in. However, the real showstopper is the kitchen—an absolute masterpiece. With its striking units, contemporary downlighting, and a range of high-end integrated appliances, it truly is the hub of the home. The spacious dining area and double doors opening to the garden make it ideal for hosting guests and family gatherings. Completing the ground floor are a handy utility room and a convenient downstairs WC.

Upstairs, you'll find four generous double bedrooms. The master suite is particularly impressive, offering its very own en-suite bathroom and built-in wardrobes. The family bathroom is equally impressive, featuring a stylish four-piece suite in elegant white.

Outside, the property boasts a driveway leading to an integral single garage, and at the rear, a beautifully enclosed garden with a gorgeous manicured lawns—perfect for outdoor relaxation and entertaining.

Book your viewing today!





Entrance Hall

Light and airy hallway giving access to the accommodation.

Living Room 12'4" x 14'11"

Having carpet flooring, central heating radiator, a beautiful bay window to front elevation and another window to the side elevation.

Kitchen Diner 11'7" x 19'4"

The kitchen is fitted with a range of white modern wall and base units with complimentary work surface over, inset sink and drainer with mixer tap over, integrated eye level double oven, gas hob with extractor hood over, integrated fridge/freezer and dishwasher. The dining living space has ample space for furnishings, central heating radiator and boasts bay patio doors leading out onto the garden.

Utility Room 5'6" x 9'10"

Complete with a range of white modern wall and base units with complimentary work surface

over, space and plumbing for essential appliances and door leading to the garden.

Downstairs WC 2'7" x 5'2"

Complete with a low flush wc, pedestal hand wash basin and a central heating radiator.

First Floor Landing

Giving access to the first floor accommodation and has a storage cupboard.

Master Bedroom 12'0" x 12'2"

Having carpet flooring, central heating radiator, fitted wardrobes, windows to front and side elevation and benefits from its very own en-suite facilities.

En-Suite 5'6" x 7'4"

Complete with a walk in shower, pedestal hand wash basin and low flush wc, having part tiled walls, central heating radiator and window to front elevation.



Bedroom Two 10'11" x 11'1"

Having carpet flooring, central heating radiator, fitted wardrobes and window to front elevation.

Bedroom Three 10'5" x 11'6"

Having carpet flooring, central heating radiator, fitted wardrobes and window to rear elevation.

Bedroom Four 8'5" x 11'6"

Having carpet flooring, central heating radiator, fitted wardrobes and window to rear elevation.

Bathroom 6'0" x 9'10"

Complete with a four piece suite in white comprising of panelled bath, walk in shower cubicle, low flush wc and pedestal hand wash basin. Having a central heating radiator and window to rear elevation.

Garage 9'10" x 20'3"

Providing secure parking or additional storage.

Outside

To the front of the property there is a driveway providing off street parking and access to the garage. To the rear of the property you will find a lovely garden mostly laid to lawn with fenced boundaries.



Ground Floor
89 Sq.m / 954.57 Sq.ft
Approx



First Floor
79 Sq.m / 847.75 Sq.ft
Approx



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		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		93
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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