



£370,000

COLLIERS WAY | EDWINSTOWE | MANSFIELD | NG21 9SL

**BuckleyBrown**  
ESTATE AGENTS



## YOUR DREAM HOME!...

Beautifully presented and thoughtfully maintained throughout, this exceptional four-bedroom detached property offers spacious, modern living in the highly desirable location of edwinstowe. With contemporary fixtures and fittings, this home is ready to move into and perfect for families seeking comfort and style. Let's take a look inside...

The ground floor boasts a bright and welcoming living room, featuring a charming box window to the front, creating a light and airy space ideal for relaxing. At the heart of the home is a sleek, open-plan kitchen diner, fully equipped with essential appliances, a breakfast bar, and stylish decorative spotlighting beneath the cabinets. There's ample room for dining furniture, and patio doors seamlessly connecting the indoor space to the rear garden. A separate utility room and downstairs WC add to the home's practicality.

Upstairs, you'll find four generously sized bedrooms. The master suite is a standout feature, complete with a walk-in wardrobe and a private en suite bathroom. Two further bedrooms benefit from built-in wardrobes, while a luxurious four-piece family bathroom sits just off the landing.

Outside, the property enjoys a large, beautifully maintained rear garden, mainly laid to lawn with a patio seating area and secure fence surround, offering an ideal space for outdoor entertaining or family relaxation.

You do not want to miss out on this fabulous opportunity, call now to arrange a viewing!





#### Entrance Hallway

Spacious hall with access into;

#### Living Room 10'1" x 14'7"

Access through double doors, you will find a spacious reception room with a box window to the front, allowing a wealth of natural daylight to flow through.

#### Kitchen/Dining Room 10'7" x 19'3"

Complete with a range of modern cabinetry, inset sink with drainer, integrated appliances, breakfast bar and feature spotlights under cabinets. Window to the rear elevation and access to a handy utility. The dining area offers ample space for your desired furnishings complemented by floor to ceiling box windows and patio doors opening to the rear garden.

#### Utility

Convenient room fitted with ample worktop

space, wall cabinets and further space for additional appliances such as a washing machine and tumble dryer. Access to the downstairs WC.

#### WC 3'0" x 5'4"

Fitted with a low flush WC and a hand wash basin.

#### Landing

Window to the side and leading access into;

#### Boiler Room

#### Bedroom One 10'0" x 10'10"

Carpeted flooring, central heating radiator, walk in wardrobe area and an en suite. Window to the rear elevation.

#### En Suite 5'8" x 5'10"

Three piece suite comprising of a hand wash basin, low flush WC and a shower. Window to the rear elevation.



#### Bedroom Two 8'9" x 13'3"

Carpeted flooring, central heating radiator, built in wardrobes and a window to the front elevation.

#### Bedroom Three 8'9" x 11'2"

Carpeted flooring, central heating radiator and a window to the rear elevation.

#### Bedroom Four 8'9" x 10'10"

Carpeted flooring, central heating radiator, built in wardrobe and a window to the front elevation.

#### Bathroom 6'10" x 8'4"

Four piece family suite including a hand wash basin, low flush WC, shower and a separate bath. Window to the front elevation.

#### Garage 10'0" x 19'10"

Accessible from the front elevation and an internal door leading into the hallway.

#### Outside

Private driveway to the front elevation along with a garage allowing for ample off road parking. Lovingly maintained garden to the which is mainly laid to lawn with a patio seating area and fence surround.





Ground Floor  
75 Sq.m/ 805.83 Sq.ft  
Approx

First Floor  
71 Sq.m/ 762.91 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 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) <b>A</b>		93
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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