



Offers Over £220,000

4 ABBEY ROAD | EDWINSTOWE | MANSFIELD | NG21 9LQ

BucklebyBrown
ESTATE AGENTS

CREATE YOUR NEXT CHAPTER...

Nestled in the desirable village of Edwinstowe, this beautifully presented three-bedroom semi-detached property offers a perfect blend of comfort, space, and convenience, ideal for families and professionals alike. Located within easy reach of local schools, shops, and excellent transport links.

As you enter the property, you're welcomed into a spacious entrance hallway leading to the kitchen/dining room, fitted with a matching range of modern cabinetry, generous worktop space, an inset sink and drainer, and ample space for your dining furniture. The open plan design of this room encourages both everyday family meals and social gatherings, creating a welcoming and functional heart of the home. The separate living room is cosy yet spacious and features double doors that open into a light-filled conservatory. With surrounding windows and direct access onto the garden, the conservatory offers a relaxing space to enjoy the outdoors all year round.

Upstairs you will be greeted by three generously sized bedrooms, all of which offer ample space to add your own homely furnishings. The modern bathroom is stylishly finished with a sleek three-piece suite including a bath with overhead shower. A separate WC provides added convenience.

To the front of the property, a large paved driveway offers parking for multiple vehicles, with the added benefit of a carport to the side. The rear garden is both private and well-maintained. It features a good-sized lawn, a paved patio area perfect for outdoor dining, and a raised decked seating area—ideal for entertaining or unwinding in the evenings. Decorative shrubbery and secure fencing surround the garden, creating a safe and secure outdoor space.

Call today to arrange a viewing!!





Entrance Hall

With laminate flooring, stairs rising to the first floor and surrounding doors providing access into;

Kitchen/ Dining Room 18'2" x 10'5"

The kitchen is complete with a matching range of cabinetry and ample worktop space. It features an inset sink and drainer and space for appliances. This room offers ample space for your dining furniture allowing a seamless flow between cooking, dining, and entertaining. With windows to the front and rear elevation and a door providing access onto the garden.

Living Room 18'1" x 11'10"

With carpeted flooring, feature fireplace and double doors opening to the conservatory.

Conservatory 8'5" x 9'6"

Complete with surrounding windows and a door providing direct access onto the garden.

Landing

Surrounding doors provide access into;

Bedroom One 13'5" x 8'11"

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



Bedroom Two 11'6" x 10'4"

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

Bedroom Three 7'6" x 8'9"

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

WC 2'7" x 4'10"

Complete with a low flush WC and a window to the front elevation.

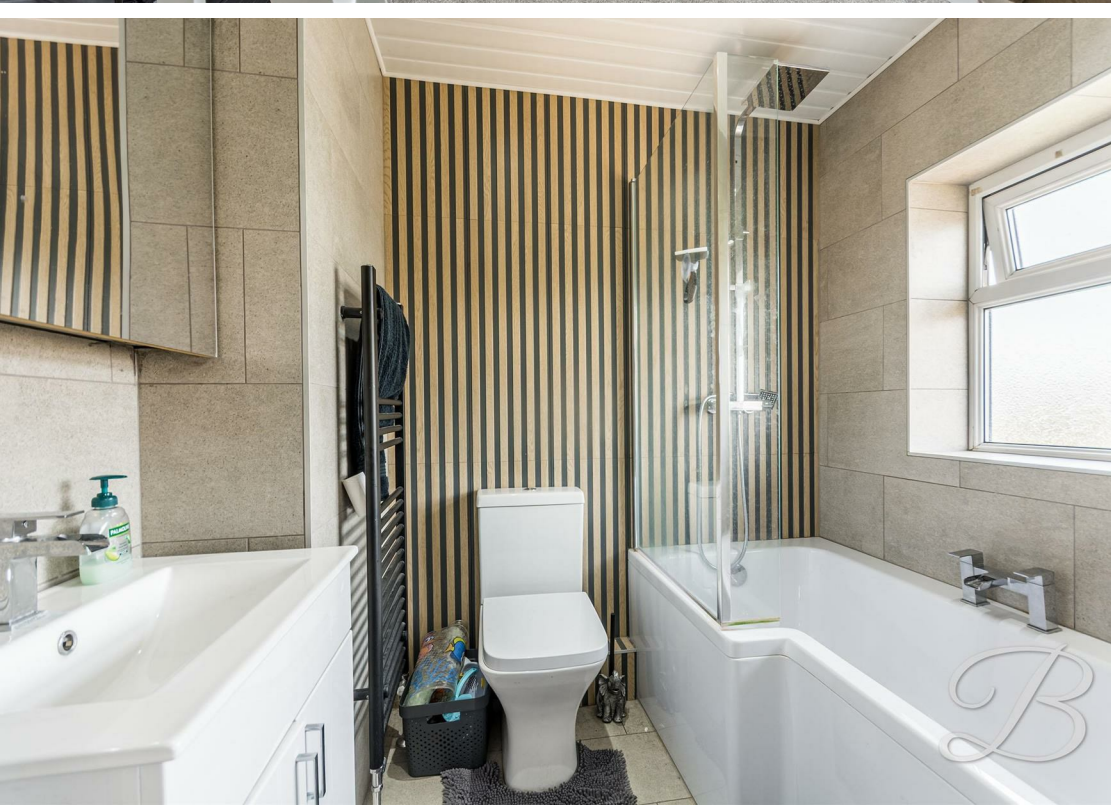
Bathroom 6'4" x 5'9"

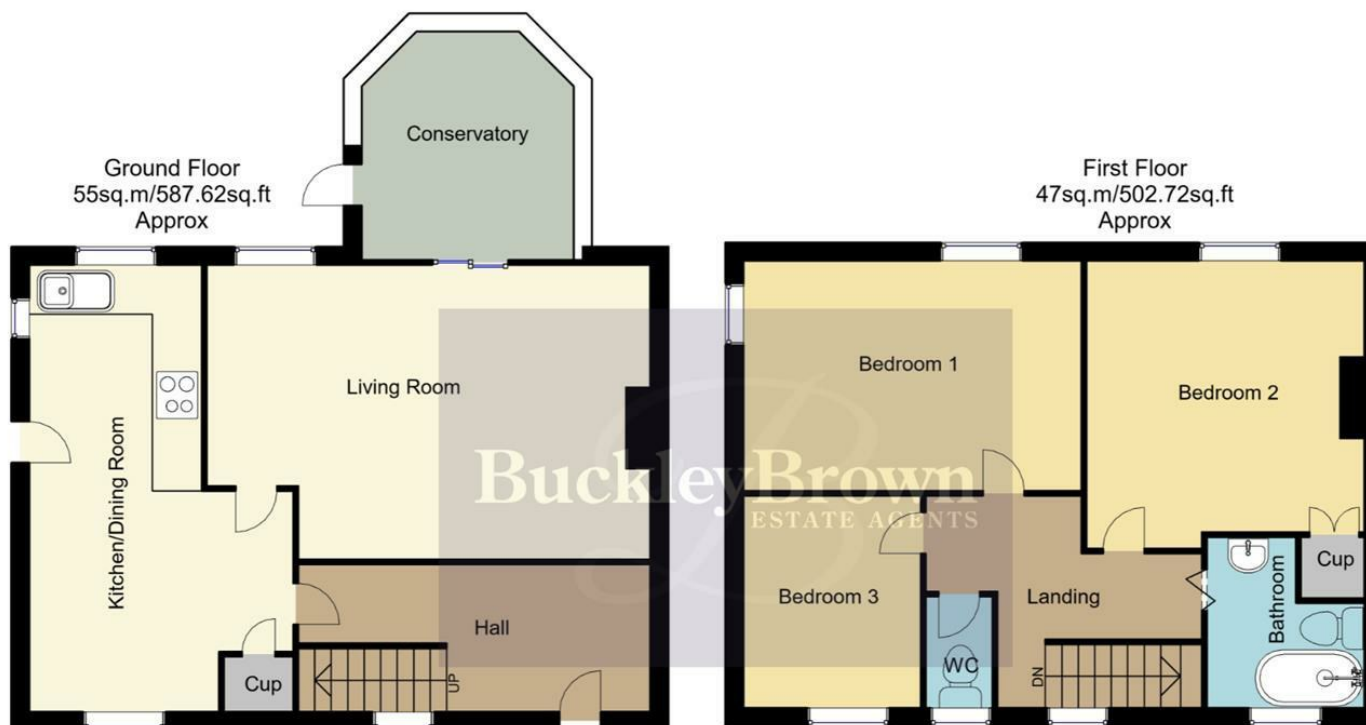
Complete with a modern three piece suite

including a bath with an over head shower, low flush WC and hand wash basin. With a window to the front elevation.

Outside

The front of the property offers a large paved driveway, with a carport to the side, offering ample off-street parking. To the rear of the property, the garden offers laid lawn, a patio area and a decked seating area. With surrounding decorative shrubbery and fences.





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.
CC Ltd ©2018

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		82
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		G
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

4 ABBEY ROAD
EDWINSTOWE
MANSFIELD
NG21 9LQ



BuckleyBrown Estate Agents
55- 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND
t: 01623 633633 | mansfield@buckleybrown.co.uk | www.buckleybrown.co.uk

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.

BuckleyBrown
ESTATE AGENTS