



Offers Over £475,000 Freehold

42 OCCUPATION LANE | EDWINSTOWE | MANSFIELD | NG21 9HU

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STANDING BEAUTIFULLY!.. Situated in a highly desirable area of Edwinstowe, this exceptional four-bedroom detached home occupies an enviable position in a peaceful neighborhood. The property boasts a unique layout with a multitude of spacious rooms, all meticulously maintained by the current owners. Every room radiates elegance and comfort, creating a welcoming atmosphere that truly feels like home. Let's take a closer look...

Upon entering, you'll be greeted by a stunning, spacious hallway that leads into the generously sized living room. This room features a large bay window, offering a warm and inviting space to relax. Moving into the heart of the home, the open-plan kitchen and dining area impresses with a sleek range of modern cabinetry and integrated appliances. A breakfast bar and bifold doors open out into the conservatory, perfect for bringing in natural light. The dining area at the far end of the room provides ample space for a family-sized dining table. To complete the ground floor, there's a practical utility room with an inset sink, built-in cupboards, and extra storage space.

On the first floor, you'll find four beautifully presented bedrooms, each offering generous space. The master suite is a standout, complete with its own ensuite and a separate dressing room for added luxury. The family bathroom is fully modernised with a three-piece suite, including a bath—an ideal spot to unwind after a busy day.

Outside, the rear garden is a true gem, featuring an immaculately maintained lawn and a patio decking area—perfect for hosting garden parties or enjoying summer BBQs. Not to mention it is south facing! The front of the property offers a neat lawn area and a private driveway that leads to a double garage, providing ample off-road parking. This home has been carefully renovated and is in pristine condition, offering a move-in-ready opportunity you don't want to miss!





Hall

Laminate flooring hallway leading into all ground floor rooms.

Living Room 14'11" x 16'6"

Spacious living room, carpeted flooring with central heating radiator, feature spotlights and a bay window to the front elevation.

Kitchen 11'3" x 11'4"

This spacious open-plan kitchen and dining area offers a modern and stylish setting for everyday living and entertaining. The kitchen impresses with sleek, matching contemporary cabinets, integrated appliances such as an inset sink, double oven, microwave and a food/plate warmer. With generous worktop space, a convenient breakfast bar, and elegant

marble-tiled flooring. A large sliding bifold door seamlessly connects the kitchen to the conservatory, enhancing natural light and flow.

Dining Room 6'6" x 16'4"

The dining area provides ample room for your choice of dining furniture and features another expansive sliding bifold door leading to the rear elevation, creating a bright and airy atmosphere. Additionally, there's a convenient door providing direct access to the utility room. The bi-folding doors also benefit from internally fitted blinds.

Utility

Matching cabinetry with designated spaces for appliances, along with a door leading to an additional utility/entrance area ideal for extra storage.



Conservatory

Conservatory / Additional Reception Room featuring elegant marble-tiled flooring, wraparound windows that fill the space with natural light, and patio doors opening out to the rear elevation

Landing

Carpeted spacious landing leading into all first floor rooms.

Bedroom One 9'9" x 11'8"

Spacious master bedroom featuring a walk-in wardrobe, a charming bay window overlooking the front elevation, and a central heating radiator for year-round comfort. Also has access to its own en suite.

En Suite 3'10" x 11'10"

Three piece en suite with walk in shower, low flush WC and hand wash basin. Window to the front elevation.

Bedroom Two 10'2" x 11'7"

Spacious bedroom with carpeted flooring, a built in wardrobe, central heating radiator and window to the rear elevation.

Bedroom Three 8'0" x 12'4"

Carpeted spacious bedroom with window to the front elevation and central heating radiator.

Bedroom Four 8'0" x 10'1"

Ideal space for an office, carpeted flooring, central heating radiator and a window to the rear elevation.



Bathroom 6'10" x 10'9"

Three piece suite with shower, bath and low flush WC.

Garage

Double garage with space for cars/storage.

Outside

To the front elevation, there is a driveway with parking for one vehicle alongside a neatly maintained lawn. The rear garden boasts an impressive, well-landscaped lawn bordered by vibrant plants and shrubs, complemented by a stylish decking patio—perfect for alfresco dining and summer barbecues.





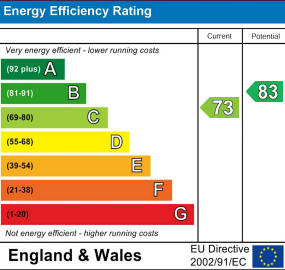




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