



Offers Over £225,000 Freehold

8 PINWOOD AVENUE | EDWINSTOWE | MANSFIELD | NG21 9JS

BuckleyBrown
ESTATE AGENTS

PERFECTLY POSITIONED!... Located in the highly desirable village of Edwinstowe, just a stone's throw from local amenities, charming cafés, restaurants, and the historic Sherwood Forest, this beautifully presented two-bedroom detached bungalow offers peaceful village living on an attractive and well positioned plot.

With superb curb appeal, the property features well-kept lawns to the front and side, framed by mature hedges and bushes that provide both privacy and a touch of greenery. A private driveway offers convenient off-street parking, while the fully enclosed rear garden, mainly laid to lawn with hedge surrounds, creates a tranquil space ideal for relaxing or entertaining outdoors.

Stepping inside, a welcoming entrance hall gives access to two handy storage cupboards, perfect for coats and household essentials. The spacious lounge is bright and airy, offering a lovely place to unwind. The kitchen is fitted with a stylish range of units, providing both practicality and a contemporary feel.

The property includes two well-sized bedrooms. The first is a comfortable double with views over the rear garden. The second bedroom offers flexible use and opens into a conservatory, flooded with natural light and offering direct access to the garden, making it an ideal space for morning coffee or as a home office or reading nook.

A modern bathroom completes the accommodation, fitted with a sleek white three-piece suite and shower over bath.

This charming bungalow presents a fantastic opportunity for those looking to enjoy single-storey living in a peaceful and popular location. Early viewing is highly recommended to fully appreciate all that this home has to offer.





Entrance Hall

Laid with carpet flooring. With two useful storage cupboards and a central heating radiator. Doors provide access into;

Living Room 10'7" x 14'6"

The focal point of the lounge is the feature fireplace housing an electric fire. With a window to the front elevation and a central heating radiator. Laid with carpet flooring.

Kitchen 7'6" x 8'0"

The kitchen is fitted with an attractive range of wall and base units with sink and drainer set into work surface. Integrated appliances include an electric oven and an electric hob with an extractor fan over. There is space and plumbing for a range of white goods. With a window to the front elevation and a central heating radiator. Laid with vinyl flooring.

Bedroom One 8'7" x 12'2"

Laid with carpet flooring. With a window to the rear elevation and a central heating radiator.

Bedroom Two 8'6" x 7'1"

Laid with carpet flooring. With doors that lead into the conservatory and a central heating radiator.

Conservatory 8'6" x 10'2"

Laid with carpet flooring. With a wall-mounted electric heater. Doors provide access out onto the rear garden.

Bathroom 5'4" x 6'0"

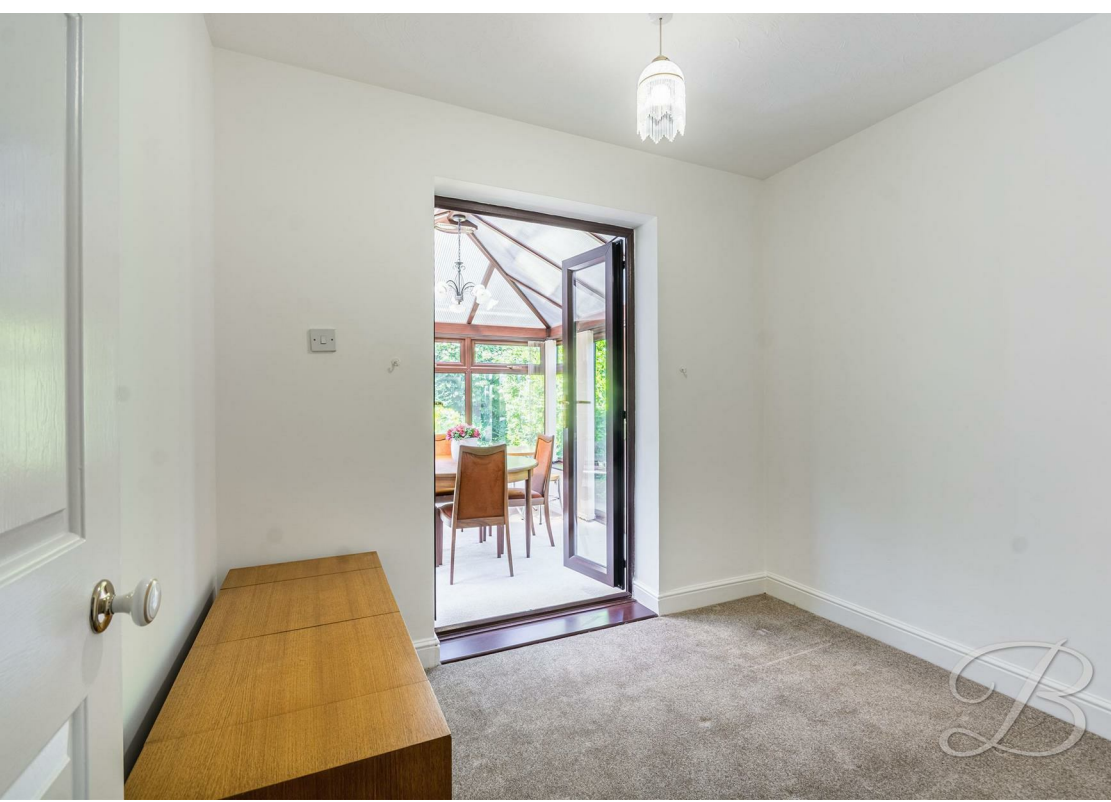
The bathroom is fitted with a modern three-piece suite in white comprising a low level WC, pedestal hand wash basin and a panelled bath with shower over, with

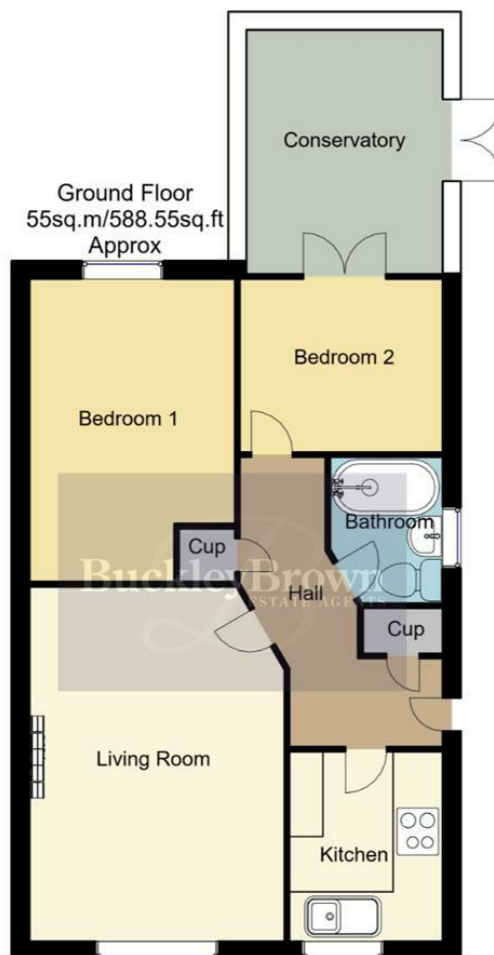


complimentary splash back and glass shower screen. With an opaque window to the side elevation and a central heating radiator.

Outside

There are well-kept lawns to the front and side, framed by mature hedges and bushes that provide both privacy and a touch of greenery. A private driveway offers convenient off-street parking, while the fully enclosed rear garden, mainly laid to lawn with hedge surrounds, creates a tranquil space ideal for relaxing or entertaining outdoors. Potential to make the driveway larger if necessary.





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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		G
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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