



Offers Over £310,000 Freehold

17 THORESBY DRIVE | EDWINSTOWE | MANSFIELD | NG21 9NG

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ESTATE AGENTS

STEP INSIDE & FALL IN LOVE!

Located in the ever-desirable village of Edwinstowe, just moments from the stunning Sherwood Forest and Center Parcs, this beautifully presented three-bedroom semi-detached home blends character and space with modern touches, perfect for family life or entertaining.

Step into the first of two welcoming reception rooms, where a cosy log burner and large window create the ideal setting to relax. The second reception is currently used as a playroom/sitting room, offering flexibility to suit your lifestyle. At the heart of the home lies the impressive open-plan kitchen/living space—a stylish and sociable area you'll love spending time in. The kitchen features sleek neutral units, wooden worktops, and all integrated appliances. A standout island with inset sink and breakfast bar makes mornings a treat. The lounge area is flooded with light thanks to French doors, skylights, and surrounding windows—ideal for entertaining or simply enjoying the garden views. Completing the ground floor is a utility room and modern shower room, adding functionality to this charming home.

Upstairs, you'll find three tastefully decorated bedrooms, with the second boasting a range of fitted wardrobes. The family bathroom features a clean and modern three-piece suite to complete the upper level.

Outside, the landscaped rear garden is made for summer days, with a patio seating area, artificial grass to the top, and a well-kept lawn below—perfect for BBQs or children's play. The block-paved driveway offers parking for two cars, complemented by a tidy front lawn and mature bushes for added kerb appeal. This move-in-ready home is a true gem in a peaceful yet well-connected location.

Don't miss your chance to make it yours! Call today to arrange a viewing.





Entrance Hall

Housing the stairs to first floor accommodation with storage cupboard, tiled flooring and giving access to;

Kitchen 16'8" x 9'10"

Complete with a range of modern high gloss matching wall and base units with complimentary work surface over, breakfast bar island with inset one and a half sink and drainer with mixer tap. Integrated oven, microwave, electric hob with extractor hood over and space for an American fridge freezer and having tiled flooring. The kitchen is open plan to the lounge dining area.

Lounge/Diner Area 16'8" x 11'5"

Having carpet flooring, full aspect windows including two velux windows and patio

doors leading out to the rear garden.

There is ample room for home furnishings providing a fantastic space to spend with friends and family.

Utility Room 7'5" x 7'4"

Having space and plumbing for essential appliances, storage cabinetry, patio doors leading outside and tiled flooring.

Shower Room 7'5" x 6'0"

Complete with a three piece suite comprising of a low flush wc and hand wash basin set within a vanity unit providing storage, shower cubicle, full tiled walls and falls, central heating radiator and window to side elevation.

Living Room 12'5" x 13'1"

Having a window to front elevation, feature log burner, carpet flooring and central heating radiator.



Playroom/Fourth Bedroom 7'5" x 12'0"

This versatile reception room could lend itself to fit the new owners lifestyle such as a fourth bedroom, reading room, play room or home office! Having a window to front elevation, carpet flooring and a central heating radiator,

First Floor Accommodation

Having carpet flooring, window to side elevation, storage cupboard and giving access to;

Master Bedroom 10'3" x 11'5"

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

Bedroom Two 11'6" x 10'0"

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

Bedroom Three 8'5" x 8'0"

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

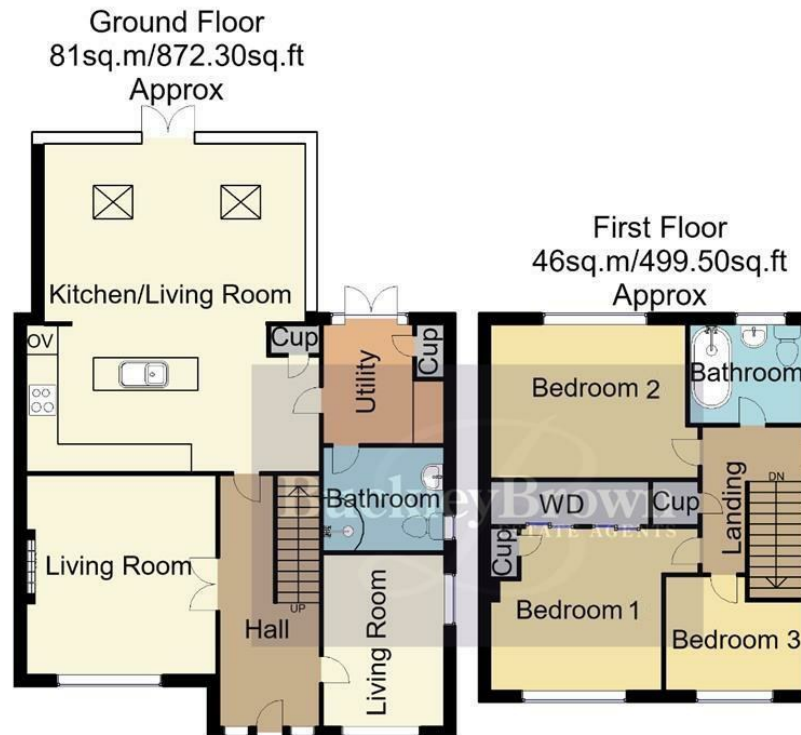
Bathroom 7'2" x 5'6"

Complete with a three piece suite comprising of panelled back with shower over and glass screen, pedestal hand wash basin, low flush wc, full tiled walls and floors, heated towel rail and window to rear elevation.

Outside

The rear garden is a great entertaining space and hosts a patio seating area, an artificial grassy area and a well maintained lawn. The front offer a driveway for two cars and a pretty lawn area to the side with planted bushes.





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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	76	79
EU Directive 2002/91/EC		

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