



£150,000 Freehold

30 MELLORS ROAD | EDWINSTOWE | MANSFIELD | NG21 9RY

**BuckleyBrown**  
ESTATE AGENTS



## HOME SWEET HOME... WITH OPEN FIELD VIEWS!

Nestled in the charming village of Edwinstowe, this delightful end-terrace coach house offers generous accommodation and low-maintenance living—perfect for modern lifestyles. With countryside views and versatile living space, this is a home you'll instantly fall in love with.

Upon entering, the entrance hall leads to a useful cloakroom/utility room, with an internal door providing access to the garage. The current owners have enhanced this space by installing patio doors opening onto the communal car park, making it an excellent area for storage or flexible use.

The first floor hosts the heart of the home: a bright and inviting open-plan lounge, dining area, and kitchen—ideal for both relaxing and entertaining. The kitchen is fitted with a range of cabinetry and enjoys a window overlooking open fields, while the lounge and dining area provide ample space for comfortable furnishings.

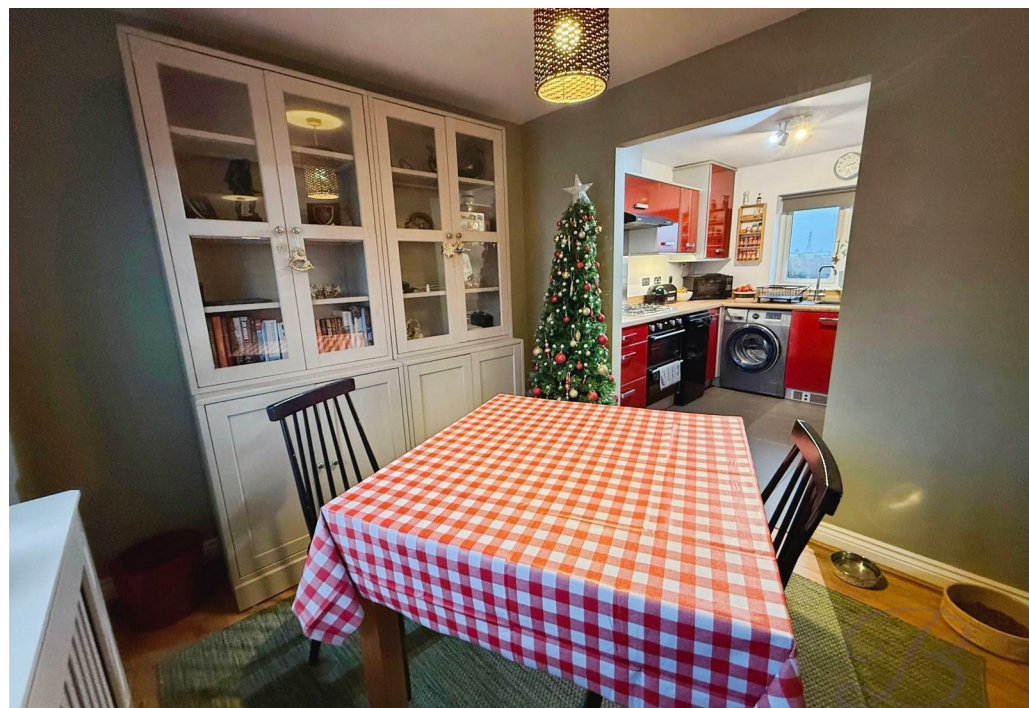
Also on this level is a modern family bathroom, fitted with a contemporary three-piece suite comprising a panelled bath, vanity wash basin, and low-flush WC.

Two generously sized bedrooms complete this floor, both offering fantastic proportions and the opportunity for new owners to add their own personal touch.

The second floor reveals an attic room created by the current owners. Featuring four Velux windows, this space is flooded with natural light. A loft hatch on the staircase provides access to additional useful storage.

Externally, the property benefits from two allocated parking spaces.

Perfectly positioned in a sought-after village location, this wonderful home must be viewed to be fully appreciated. Early viewings are highly recommended!







#### Entrance Hall

Housing stairs to first floor accommodation and to;

#### Utility/Cloakroom

Having a work surface and space for essential appliances, window to front elevation and central heating radiator. There is a door leading into the garage.

#### Garage/Store

Having patio doors that lead out to the communal car park and ample space for storage.

#### First Floor Accommodation

Giving access to;

#### Open Plan Living:

#### Living Room

Having a window to front elevation, laminate flooring, central heating radiator and opening to;

#### Dining Room

Having a window to front elevation, laminate flooring, central heating radiator and opening to;

#### Kitchen

Complete with a range of matching wall and base units with complimentary work surface over, inset sink and drainer with mixer tap, space and plumbing for essential appliances, integrated oven with gas hob and extractor hood above. There is tiled flooring and window to rear elevation.



#### Bedroom One

Having dual aspect windows, two central heating radiators and laminate flooring.

#### Bedroom Two

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

#### Bathroom

Complete with a three piece suite comprising of panelled bath with shower over, vanity hand wash basin and low flush WC.

#### Second Floor Accommodation

On the stairs to the second floor accommodation there is an opening to a large boarded loft space.

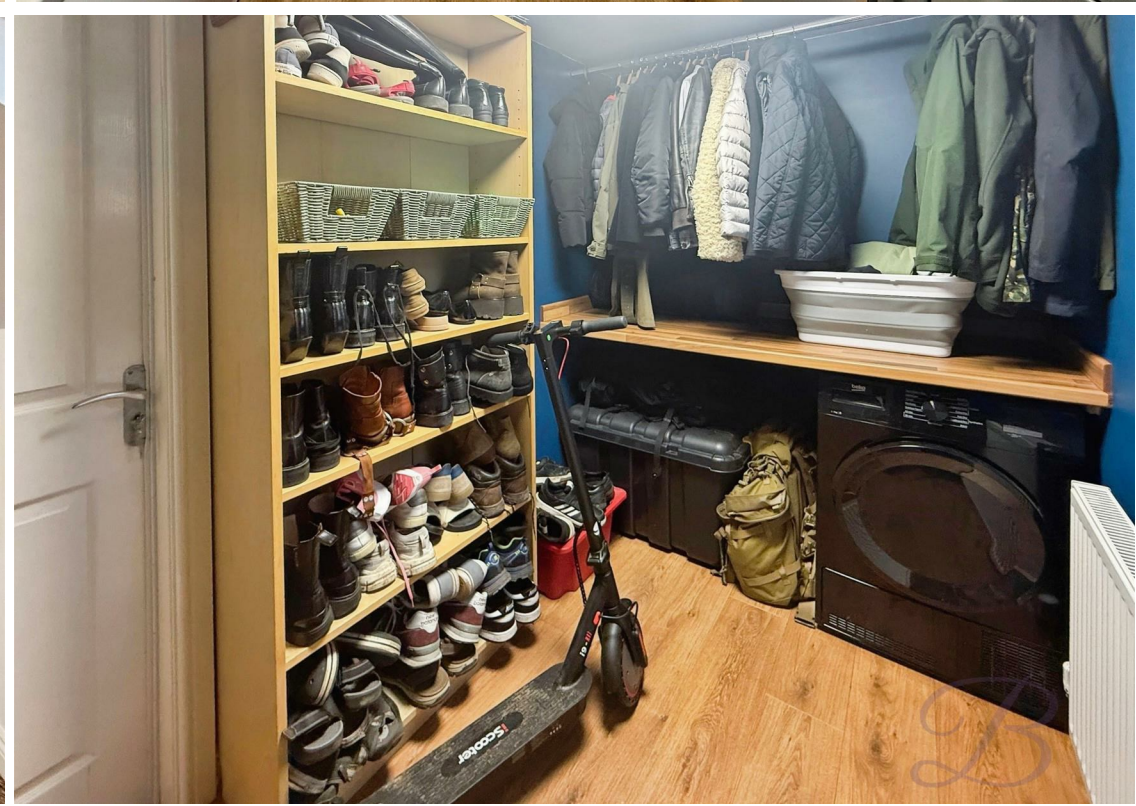
#### Attic Room

Having dual aspect Velux windows, central heating radiators and carpet flooring.

#### Outside

The property comes with two allocated parking spaces.







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

EU Directive  
2002/91/EC

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NG21 9RY



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