



£335,000 Freehold

15 SHERWOOD AVENUE | EDWINSTOWE | MANSFIELD | NG21 9NE

BuckleyBrown
ESTATE AGENTS

A PLACE TO PAUSE!!!...Set on a peaceful, well-established street in Edwinstowe, this beautifully presented three-bedroom home combines contemporary living with classic charm. From the moment you arrive, off-street parking and a welcoming façade hint at the light-filled, stylish interior within.

Inside, the living and dining area is bright and inviting, featuring a modern feature fireplace and a wide front-facing window that floods the room with natural light. French doors open into the adjoining conservatory, creating a versatile, airy space that enjoys full views of the rear garden and provides the perfect setting for family gatherings or relaxing in comfort. At the heart of the home, the contemporary kitchen is both practical and stylish, with tiled flooring, integrated appliances, ample storage, and a large rear-facing window overlooking the garden. A utility room adds extra storage and convenient rear access, enhancing everyday functionality.

Upstairs, three well-proportioned bedrooms offer light, space, and flexibility for family, work, or guest use. The beautifully finished family bathroom features a freestanding bath, walk-in shower, chic vanity, and high-quality flooring, creating a relaxing retreat at the end of the day.

Outside, the property boasts a well-kept front lawn and a generous rear garden, ideal for outdoor dining or entertaining. A rare, spacious garage, with side-facing windows and access via the utility room, provides additional storage and convenience. With ample space on each side of the property and potential for future construction.

Perfectly located close to local amenities, schools, and transport links, and just a stone's throw from the estate's entrance to Sherwood Forest, located next to St Mary's Primary School, this home offers a superb combination of style, space, and practicality—making it a truly special place to call home.





Hall

Spacious and inviting, with access to;

Living/Dining Room 12'6" x 11'5"

Beautifully finished with wooden flooring, modern feature fireplace and a central heating radiator, this spacious room also offers ample space to accommodate a dining table. The area is filled with natural light from a large front-facing window and elegant French doors opening to the rear.

Kitchen 10'7" x 11'2"

Featuring tiled flooring, ample essential storage cupboards and integrated appliances including an oven, electric hob with extractor fan above and hand wash basin. The room is further enhanced by a large window to the rear, providing excellent natural light.

Utility 7'10" x 8'8"

Offering additional storage cupboards, hand wash basin and space for further appliances. The room is enhanced by a window to the side elevation and a convenient rear access door.

Conservatory

To the rear elevation, this room features wooden flooring and a central heating radiator, enjoying full views over the garden. French doors provide direct access outside, creating a seamless indoor-outdoor feel.

Landing

Spacious and inviting, with access to;

Bedroom One 12'1" x 13'0"

Finished with soft carpeted flooring, generous built-in storage cupboards and



central heating radiators. A large front-facing window floods the room with natural light.

Bedroom Two 12'1" x 9'2"

Boasting carpeted flooring and a central heating radiator, this room is brightened by a large rear-facing window overlooking the garden, creating a light and airy atmosphere.

Bedroom Three 9'11" x 8'1"

Boasting essential storage cupboards, carpeted flooring and a central heating radiator, this bright room is suitably sized to accommodate a double bed and is further enhanced by a large front-facing window.

Bathroom 10'6" x 5'4"

This beautifully appointed four-piece

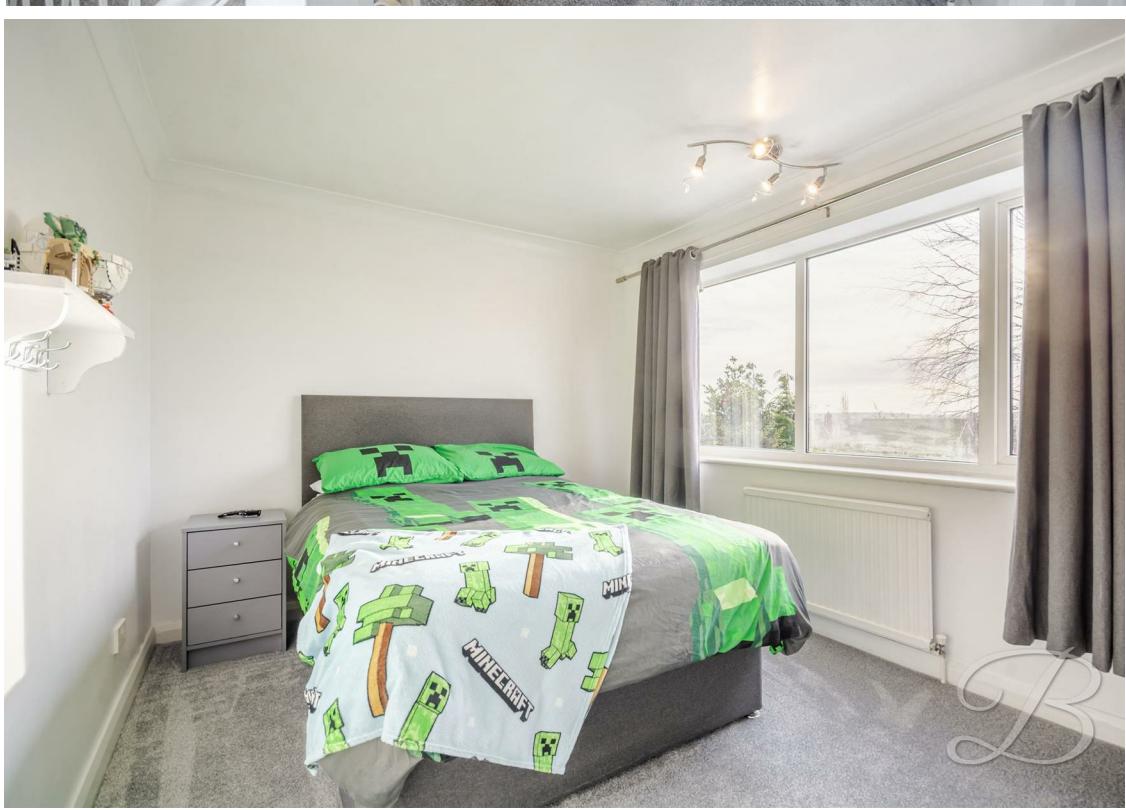
bathroom boasts premium laminate flooring, low-flush toilet, chic vanity a contemporary walk-in shower and a freestanding bath, enhanced by a rear-facing window.

Garage 7'10" x 16'11"

Rarely found, this generous room provides ample additional storage and is brightened by twin side-facing windows, with convenient access from the utility room to the front driveway.

Outside

The property enjoys practical off-street parking, with two private driveways, complemented by a well-kept lawn. To the rear, a exceptionally expanse of lawn provides an attractive outdoor space, ideal for relaxation and enjoyment.





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

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