



£340,000 Freehold

7 BEVIN PLACE | EDWINSTOWE | MANSFIELD | NG21 9TB

BuckleyBrown
ESTATE AGENTS

Exceptional Four Bedroom Detached Home in Sought-After Edwinstowe

Location is everything when searching for a home, and this impressive four-bedroom detached property, positioned within the well-regarded Thoresby Vale development in Edwinstowe, truly delivers. Surrounded by beautiful Nottinghamshire countryside and just moments from Sherwood Forest, it offers the perfect balance of village living and modern convenience.

From the outset, the property makes a wonderful first impression, with a driveway leading to the integral garage and a welcoming entrance hall that sets the tone for the space beyond.

The ground floor has been thoughtfully designed with family life in mind. To the front, a bright and elegant living room is enhanced by a charming bay window, allowing natural light to flood the space. To the rear, the stunning dining kitchen forms the heart of the home. Featuring contemporary units, stylish lighting and integrated appliances, there is ample room for both everyday living and entertaining. French doors open onto the garden, creating a seamless indoor-outdoor flow. A separate utility room and convenient downstairs WC complete the ground floor.

Upstairs, four well-proportioned bedrooms provide flexible accommodation. The principal suite benefits from a dressing area with fitted wardrobes and a modern en-suite shower room, creating a private retreat. The remaining bedrooms are served by a beautifully appointed family bathroom with a four-piece suite.

Externally, the enclosed rear garden offers a porcelain patio ideal for outdoor dining, alongside a lawned area perfect for families. A superb opportunity to acquire a spacious, stylish home in one of Edwinstowe's most desirable residential areas.





Entrance Hall

Housing the stairs to first floor accommodation and giving access to;

Lounge 11'8" x 18'4"

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

Kitchen 10'1" x 11'8"

Complete with a range of modern matching wall and base units with complementary work surfaces over, inset sink and drainer with mixer tap, and a generous selection of integrated appliances including a fridge freezer, eye-level double oven, electric hob with extractor hood over and dishwasher. A central island provides additional storage and workspace, while patio doors lead out to the rear garden, seamlessly connecting to the dining area.

Dining Room 11'0" x 11'0"

Having ample space for dining furniture, central heating radiator and window to rear elevation.

Utility Room 6'3" x 7'10"

Complete with cabinetry with work surface above, space and plumbing for essential appliances and door leading outside.

WC 3'2" x 5'11"

Complete with a low flush WC, pedestal hand wash basin and central heating radiator.

First Floor Landing

Having a storage cupboard and giving access to;

Bedroom One 10'6" x 11'0"

Complete with carpet flooring, two windows to front elevation, built in wardrobes, central heating radiator and access to it's own ensuite facilities.

En Suite 5'2" x 6'2"

Complete with a three piece suite comprising of a walk in shower, hand wash basin and low flush WC and heated towel rail.



Bedroom Two 10'5" x 13'9"

Complete with window to front elevation, central heating radiator and carpet flooring,

Bedroom Three 9'1" x 10'10"

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

Bedroom Four 11'4" x 12'8"

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

Bathroom 6'11" x 5'5"

Complete with a four piece suite comprising of a shower cubicle, panelled bath, low flush WC and hand wash basin. There is a window to rear elevation and a central heating radiator.

Outside

To the front of the property there is a driveway providing off street parking and access to the garage. To the rear of the property there is garden with a dedicated patio seating area and a well maintained lawn.

Garage 10'0" x 19'9"

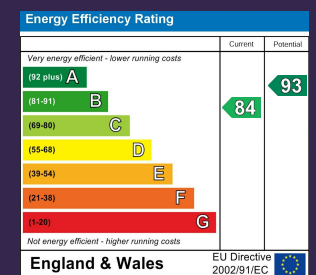
Providing secure parking or further storage





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.



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