



Offers In The Region Of £395,000 Freehold

1 MANSFIELD ROAD | EDWINSTOWE | MANSFIELD | NG21 9NL

**BuckleyBrown**  
ESTATE AGENTS



## NOT TO BE MISSED!

Located in the highly sought-after village of Edwinstowe, this beautifully presented three-bedroom home offers spacious, versatile living and a layout that's ideal for modern family life. Thoughtfully extended and well maintained, the property blends character features with contemporary touches, all nestled within a generous plot.

Upon entering, you're welcomed into a spacious and airy entrance hall that sets the tone for the rest of the home. The heart of the ground floor is the large open-plan lounge/diner — an excellent space for unwinding. The lounge features a beautiful bay window and a striking fireplace, while the adjoining dining area comfortably accommodates a full-size table and chairs.

The kitchen is a standout feature, fitted with a range of modern cabinetry, ample worktop space, integrated appliances, and stylish tiled flooring. Open-plan to the orangery, this bright and welcoming space is currently used as an additional sitting area and benefits from bifold doors, a large skylight, and an abundance of natural light. A separate utility room adds practical and handy storage. The WC completes the floor and is just off the hall.

Further enhancing the ground floor is a conservatory with wraparound windows and French doors leading out to the garden — perfect for year-round enjoyment. A separate study also offers an ideal workspace for those working from home.

Upstairs, the property offers three well-sized and well-kept bedrooms, along with a generous family bathroom featuring a modern four-piece suite.

Externally, the rear garden is both private and impressively maintained, with a spacious lawn, established decorative shrubs, and a charming pond that adds a touch of tranquillity. To the front, a gated driveway provides secure off-road parking and leads to a garage offering ample additional storage.

This is a rare opportunity to secure a home in one of Edwinstowe's most desirable locations.

An early viewing is highly recommended







#### Hall

With access to;

#### Dining/Living Room 13'2" x 21'10"

This open plan living/dining room offers a reception room with a feature fireplace and bay window. The dining room offers plenty of space for a table and chairs.

#### Kitchen 10'0" x 15'4"

Complete with a range of cabinetry and units with work surfaces over. Including integrated appliances and tiled flooring. With a window to front elevation and large skylight.

#### Utility

Complete with extra storage space.

#### Orangery 13'1" x 10'11"

Currently being utilised as a sitting room, including bifold doors and a large skylight.

#### Conservatory 10'1" x 11'0"

With windows surrounding and french doors to side elevation.

#### Study 6'1" x 9'11"

Including central heating radiator and window to front elevation.

#### Landing

With access to;

#### Bedroom One 13'3" x 11'1"

Including dual aspect windows and built in wardrobes.

#### Bedroom Two 11'10" x 12'11"

Complete with a central heating radiator and a bay window to front elevation.

#### Bedroom Three 9'2" x 6'9"

Including central heating radiator and window to front elevation.

#### Bathroom 7'10" x 7'10"

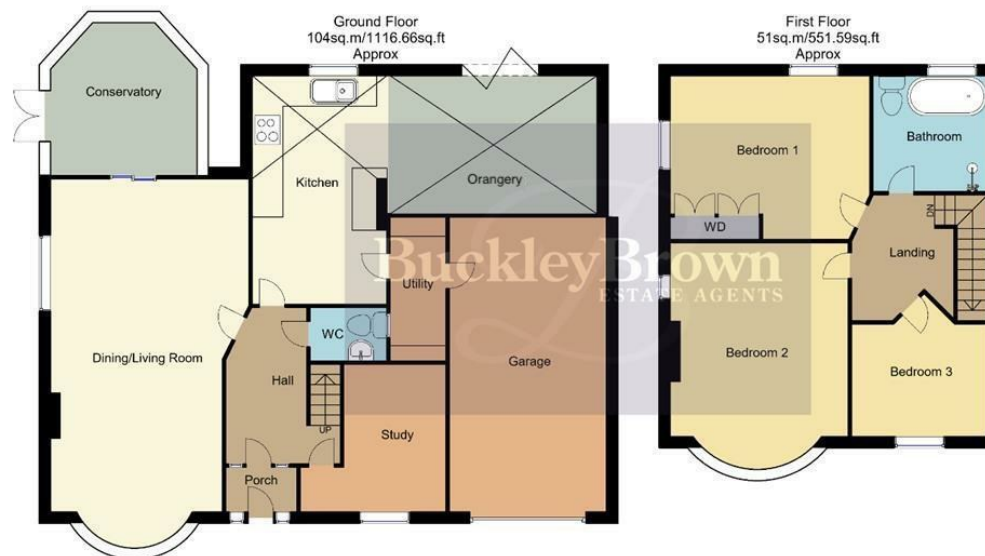
Complete with a four piece suite, including a shower cubicle, panel bath, hand wash basin and low flush WC. With Window to rear elevation.

#### Outside

The rear garden boasts a spacious and well maintained lawn with decorative plants and a pond. To the front hosts a driveway with a gated entrance offering parking for multiple cars. There is a garage too which completes the property and offers handy storage. There is also the added bonus of a EV charging station.







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



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