





20 PADDOCK CLOSE

MANSFIELD, NG21 9LP

£525,000

FREEHOLD

GUIDE PRICE £525,000 - £550,000

An impressive and immaculately presented five-bedroom detached family home, occupying a generous position within the highly sought-after location of Edwinstowe, close to Sherwood Forest Offering spacious and versatile accommodation arranged over two floors, this exceptional property is perfectly suited to modern family living and entertaining. The ground floor provides a welcoming entrance hallway, generous living room with feature fireplace, separate dining room, charming conservatory, stylish breakfast kitchen, utility room and downstairs WC. To the first floor are five well-proportioned bedrooms, including a principal bedroom with en-suite, a second bedroom with en-suite, and a luxurious four-piece family bathroom.

Further highlights include an impressive first-floor landing, extensive fitted furniture, fully boarded loft space and an oversized integral double garage. Externally, the property enjoys an extensive resin driveway providing ample parking and beautifully landscaped private gardens with paved seating areas. Ideally situated within this much sought-after area of Edwinstowe, the property is conveniently positioned for Sherwood Forest, local shops, highly regarded schools and a wide range of amenities**, whilst also offering excellent access to the surrounding towns and countryside. An exceptional family home combining generous proportions, stylish presentation and a highly desirable location

Kendra Jacob

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20 PADDOCK CLOSE

• ***GUIDE PRICE £525,000 - £550,000*** • * Immaculate and spacious five-bedroom detached family home • * Prime and highly sought-after Edwinstowe location • * Ideally situated close to Sherwood Forest • * Generous living room with feature fireplace and conservatory • * Stylish breakfast kitchen and separate dining room • * Two bedrooms benefiting from en-suite shower rooms • * Luxurious four-piece family bathroom • * Extensive driveway and oversized integral double garage • * Beautifully landscaped private rear gardens





LOCATION

20 Paddock Close enjoys an enviable position within this highly sought-after part of Edwinstowe, a vibrant village situated in the heart of Sherwood Forest. The property is ideally placed for enjoying the area's beautiful woodland, countryside walks and extensive outdoor spaces, with the renowned Sherwood Forest Visitor Centre and National Nature Reserve close by.

Edwinstowe itself offers an excellent range of everyday amenities, including independent shops, cafés, pubs, restaurants, a supermarket and village services, while St Mary's Church of England Primary School is located on Paddock Close itself.

The location combines the tranquillity and character of village life with convenient access to Mansfield and the wider Nottinghamshire area, making it an appealing setting for families and commuters alike. The surrounding area also provides easy access to attractions including Sherwood Pines, Clumber Park, Rufford Abbey and Thoresby Park.

ENTRANCE PORCH

A welcoming UPVC double glazed entrance door and matching windows open into the entrance porch, featuring attractive tiled flooring and a further door leading into the impressive entrance hallway.

ENTRANCE HALLWAY

The spacious entrance hallway immediately sets the tone for this generously proportioned family home, featuring a beautiful solid wood spindle staircase rising to the first-floor landing, useful under-stair storage, a cloak cupboard, ceiling coving and a central heating radiator. Doors lead through to the living room, dining room, breakfast kitchen and downstairs WC, with access also provided to the inner hallway and utility room.

LIVING ROOM

A particularly spacious and light-filled reception room, enjoying a wonderful sense of natural light from the front-facing UPVC double glazed bay window, complemented by rear-facing UPVC double glazed patio doors opening into the delightful conservatory.
The room is enhanced by elegant ceiling coving, a dado rail, two central heating radiators and an attractive feature fireplace incorporating a marble inset and coal-effect gas fire, creating an inviting focal point. An open archway leads seamlessly into the dining room, providing an excellent arrangement for both everyday family life and entertaining.

DINING ROOM

A beautifully proportioned dining room, perfectly suited to formal dining and entertaining, featuring a rear-facing UPVC double glazed window, ceiling coving and central heating radiator.

BREAKFAST KITCHEN

A stylish and well-appointed breakfast kitchen fitted with a comprehensive range of solid oak wall and base units, complemented by quality work surfaces incorporating a sink unit with mixer tap.
Integrated appliances include a fridge, freezer and dishwasher, while space is provided for a range-style cooker, which is included within the sale, with an electric extractor positioned above.
The kitchen further benefits from tiled flooring, part-tiled walls, ceiling coving, central heating radiator and a rear-facing UPVC double glazed window overlooking the gardens.

DOWNSTAIRS WC

A beautifully presented cloakroom fitted with a white vanity wash hand basin and low-flush WC, complemented by part-tiled walls, tiled flooring, ceiling coving, central heating radiator and an electric extractor fan.

INNER HALLWAY

The inner hallway features a side-facing UPVC double glazed entrance door, tiled flooring and part-tiled walls, with access leading through to the utility room.

UTILITY ROOM

A particularly useful and spacious utility room, fitted with a range of wall and base units with complementary work surfaces incorporating a sink unit and mixer tap.
Further features include a wall-mounted central heating boiler, designated space for a washing machine and tumble dryer, tiled flooring, part-tiled walls, side-facing UPVC double glazed window, ceiling coving and central heating radiator.
A door provides direct access into the impressive oversized integral double garage.

FIRST FLOOR LANDING

An exceptionally spacious first-floor landing with attractive gallery-style solid wood spindle balustrading, creating a wonderful sense of openness.
The landing features front and side-facing UPVC double glazed windows, allowing an abundance of natural light, together with ceiling coving and central heating radiator. Doors provide access to all five bedrooms and the luxurious family bathroom.

PRINCIPLE BEDROOM

A generous and beautifully appointed principal bedroom, enjoying a front-facing UPVC double glazed window, ceiling coving and central heating

radiator.
The room benefits from an extensive range of fitted furniture, incorporating wardrobes, matching overhead cupboards, bedside tables, chest of drawers and dressing table, providing an impressive amount of practical storage.
A door leads through to the luxurious en-suite shower room.

EN-SUITE SHOWER ROOM
A contemporary and stylish en-suite fitted with a generous walk-in shower enclosure with mains shower, vanity wash hand basin and low-flush WC.
The room is finished with luxury wall and floor tiling, chrome heated towel radiator, recessed downlighting, useful cylinder cupboard and a side-facing obscure UPVC double glazed window.

BEDROOM TWO
A substantial second double bedroom featuring a rear-facing UPVC double glazed window, ceiling coving and central heating radiator.
The room benefits from an extensive range of fitted bedroom furniture, including wardrobes, matching overhead cupboards and additional storage.
A loft access hatch leads to a fully boarded loft space, complete with loft ladder and lighting.
A further door provides access to the en-suite shower room.

EN-SUITE SHOWER ROOM
An immaculate contemporary suite comprising a walk-in shower enclosure with mains shower, vanity wash hand basin and low-flush WC.
The room is fully tiled to the walls, with chrome heated towel radiator, ceiling coving, recessed downlighting, electric extractor fan and side-facing obscure UPVC double glazed window.

BEDROOM THREE
A delightful third double bedroom enjoying a front-facing UPVC double glazed window, ceiling coving and central heating radiator.
An extensive range of fitted furniture provides excellent storage, incorporating wardrobes, matching overhead cupboards, dressing table and bedside drawers.

BEDROOM FOUR
A generous fourth double bedroom with a rear-facing UPVC double glazed window offering an attractive outlook towards Sherwood Forest.
The room benefits from ceiling coving, central heating radiator and an extensive range of fitted wardrobes with matching overhead storage cupboards.

BEDROOM FIVE/HOME OFFICE
Currently utilised as a stylish home office, this versatile fifth bedroom features a rear-facing UPVC double glazed window, ceiling coving and central heating radiator.
The room benefits from fitted wardrobes to one wall together with bespoke fitted office furniture, making this an ideal space for those working from home, while retaining the flexibility to be used as a fifth bedroom.

FAMILY BATHROOM
A luxurious four-piece family bathroom comprising a panelled bath, large walk-in shower enclosure with waterfall-style shower, vanity wash hand basin and low-flush WC.
The room is beautifully finished with full luxury wall and floor tiling, chrome heated towel radiator, recessed downlighting and a side-facing obscure UPVC double glazed window, together with a useful cylinder cupboard.

OVERSIZED DOUBLE GARAGE
A particularly impressive oversized integral double garage, accessed via a remote-controlled roller door and benefiting from two side-facing UPVC double glazed windows, an internal entrance door, power and lighting.

EXTERIOR
Front
The property is approached via an attractive resin driveway providing extensive off-road parking for several vehicles and leading directly to the oversized integral double garage.
The frontage is complemented by low-maintenance gravelled borders and gated access to the rear garden.
Rear Garden
To the rear is a beautifully maintained and attractively landscaped private garden, featuring a generous manicured lawn surrounded by established flower and shrub borders.
A paved patio provides an excellent outdoor seating and entertaining area, complemented by external lighting and a water tap. The garden offers a peaceful and private setting, perfectly suited to outdoor dining, relaxation and family enjoyment.

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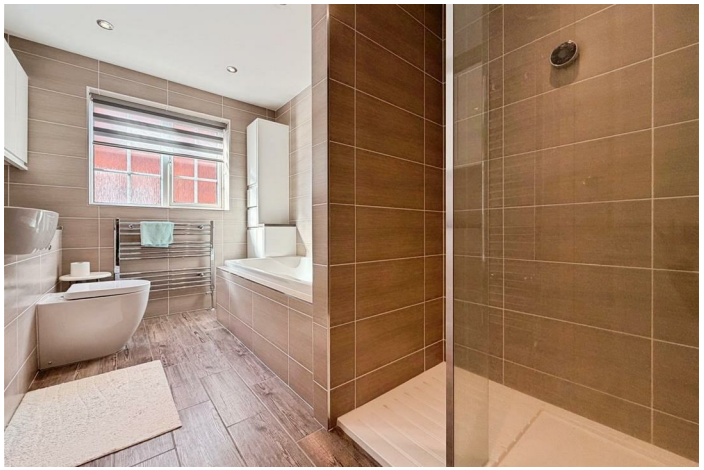














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ADDITIONAL INFORMATION

Local Authority – Newark And Sherwood

Council Tax – Band F

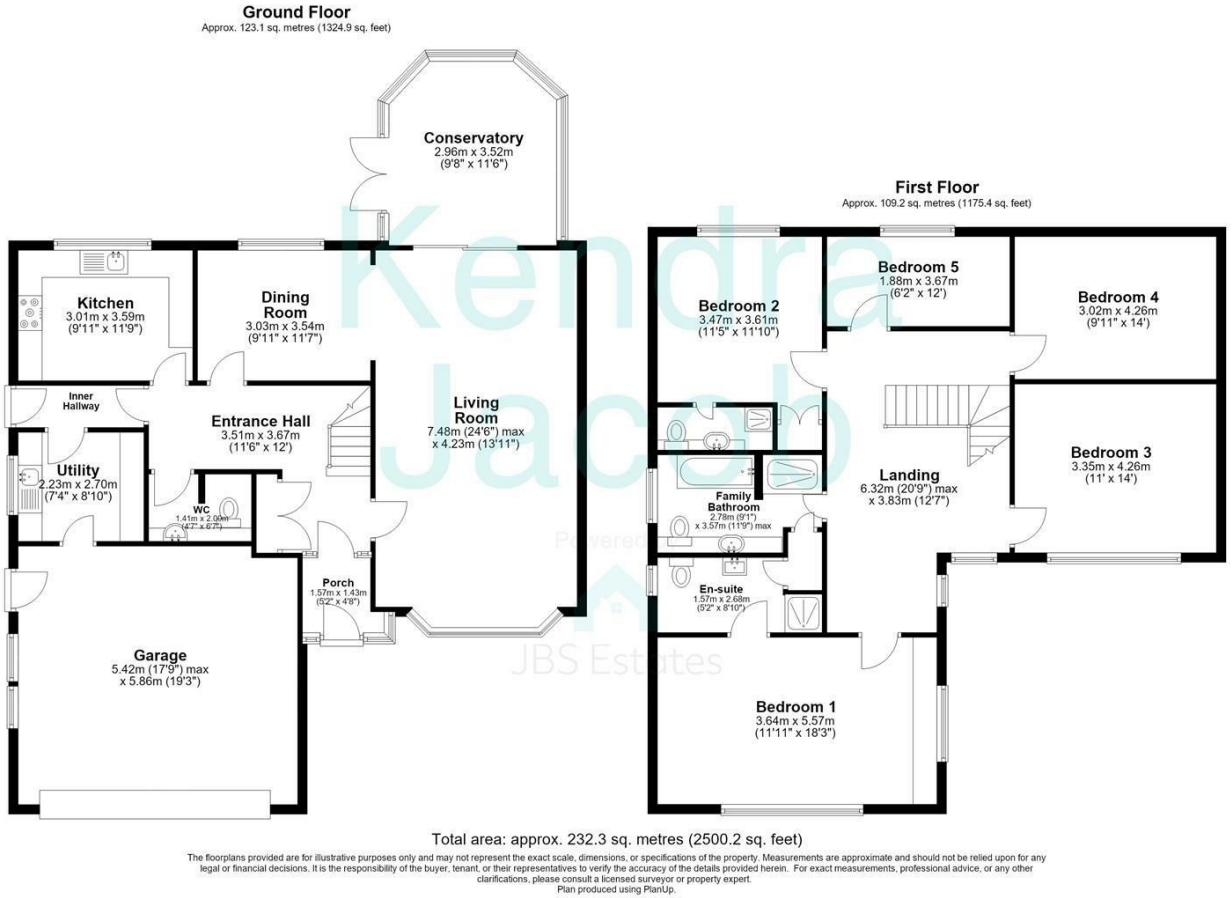
Viewings – By Appointment Only

Floor Area – 2002.10 sq ft

Tenure – Freehold



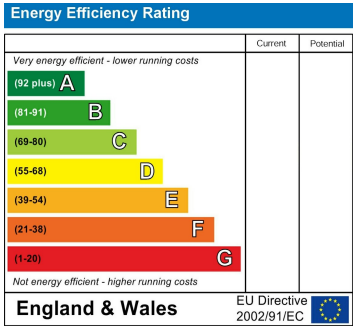




Total area: approx. 232.3 sq. metres (2500.2 sq. feet)

The floorplans provided are for illustrative purposes only and may not represent the exact scale, dimensions, or specifications of the property. Measurements are approximate and should not be relied upon for any legal or financial decisions. It is the responsibility of the buyer, tenant, or their representatives to verify the accuracy of the details provided herein. For exact measurements, professional advice, or any other clarifications, please consult a licensed surveyor or property expert.
Plan produced using PlanUp.





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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