



Offers Over £220,000 Freehold

49 FIFTH AVENUE | EDWINSTOWE | MANSFIELD | NG21 9PL

**BuckleyBrown**  
ESTATE AGENTS

## YOUR PERFECT VILLAGE RETREAT AWAITS!!!...

Nestled in the heart of Edwinstowe and just moments from the enchanting Sherwood Forest, this beautiful three-bedroom home offers the perfect combination of charm, comfort, and modern living. Surrounded by scenic Nottinghamshire countryside, it provides a peaceful village lifestyle while remaining conveniently close to Mansfield, local schools, shops, and amenities.

Step inside to a welcoming dining hall at the front, bathed in natural light from dual-aspect windows and offering delightful views of the front and side elevations. Flowing seamlessly from here, the lounge is the true heart of the home. Featuring freshly laid carpet and a striking fireplace, it creates a warm and inviting atmosphere, while French doors open onto the rear garden, blending indoor and outdoor living with effortless elegance.

The kitchen has been freshly fitted with sleek work surfaces, integrated storage, and built-in appliances, including an oven, electric hob with extractor, and hand wash basin. A rear-facing window and door frame views of the garden, making it both a practical and pleasant space for everyday living.

Upstairs, three generously sized bedrooms are flooded with natural light, and the modern bathroom features a luxurious bath with overhead shower, hand wash basin, and low-flush toilet.

Outside, a spacious driveway provides ample off-street parking, while the rear garden is a true retreat, with a paved patio and manicured lawn, perfect for dining, entertaining, or simply relaxing.

A rare opportunity to own a home in one of Edwinstowe's most desirable locations —arrange your viewing today and discover everything this exceptional property has to offer!





#### Hall

Additional storage cupboard and access to;

#### Dining Room 10'9" x 9'10"

Located at the front of the property, this room features a central heating radiator and a dual-aspect window arrangement, offering pleasant views of both the side and front elevations.

#### Lounge 10'7" x 17'10"

Featuring freshly laid carpet, the room's focal point is the elegant fireplace, complemented by a large front-facing window and French doors that open seamlessly onto the rear garden.

#### Kitchen 10'9" x 7'9"

Contemporary and freshly fitted, this kitchen boasts integrated storage

cupboards with stylish work surfaces, alongside built-in appliances including a hand wash basin, oven, and electric hob with overhead extractor. A rear-aspect window frames views over the garden, complemented by a practical door providing direct outdoor access.

#### Landing

Access to;

#### Bedroom One 10'8" x 12'10"

Featuring plush carpeted flooring and a central heating radiator, this bright room is enhanced by twin side-aspect windows and a large front-facing window, maximising natural daylight throughout.

#### Bedroom Two 10'7" x 9'3"

Luxuriously soft carpet flooring, central



heating radiator, and a front-facing window providing views over the property's frontage.

#### Bedroom Three 10'7" x 8'2"

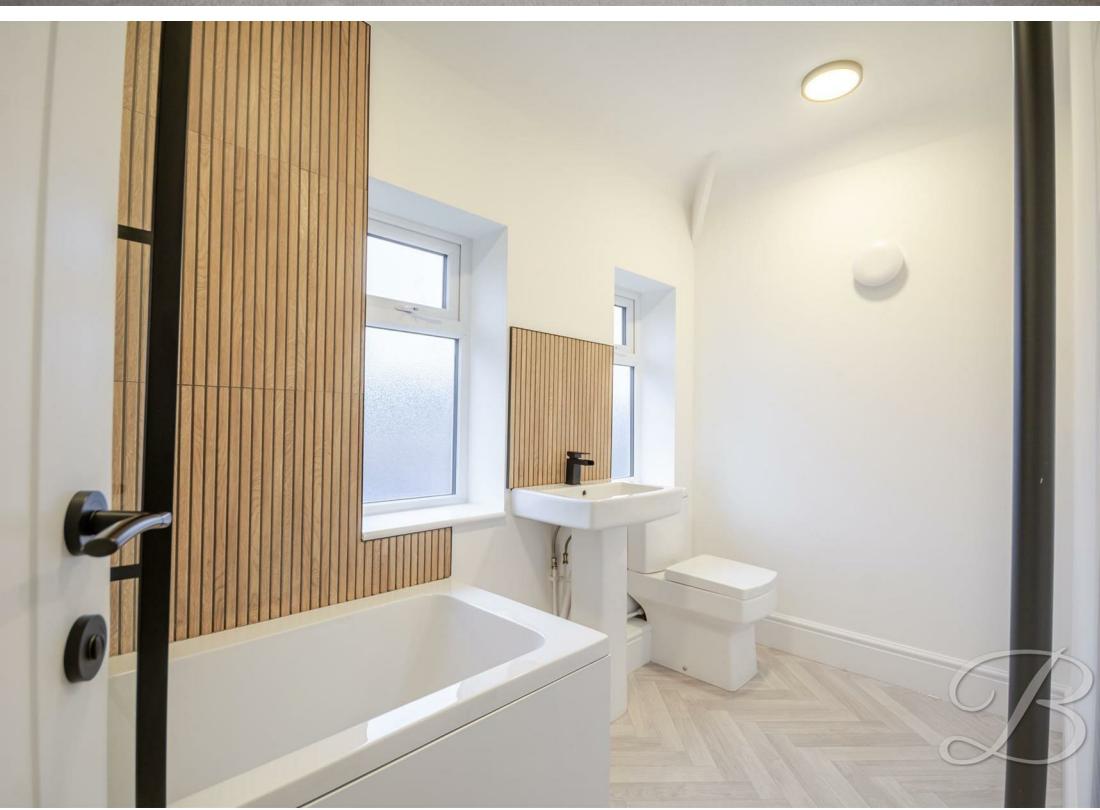
Plush, elegant carpet underfoot, central heating radiator, and a rear-facing window offering tranquil garden views.

#### Bathroom 10'8" x 5'1"

Modern three-piece suite offering low flush toilet, hand wash basin, luxrouse bath with overhead shower and providing two windows to the rear elevation

#### Outside

Upon arrival, the property impresses with a spacious off-street parking area, flowing seamlessly to the rear garden where a paved patio and meticulously maintained





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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-80) B		
(69-60) C		
(55-48) D		61
(39-34) E		
(21-20) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

England & Wales

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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