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OFFERS OVER £280,000

St. Edmunds Avenue, Mansfield  
Woodhouse, Mansfield,



Welcome to BuckleyBrown, where every home  
is carefully presented, so you can explore  
with clarity and confidence.

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"The property benefits from a well-designed layout that successfully balances space, functionality and comfort, with accommodation arranged to maximise usability and provide a comfortable living environment. The property has been well maintained and offers purchasers an opportunity to update the internal presentation to suit modern preferences."

Luke, Senior Valuer



## TURN THE KEY, START THE STORY

*Every home has a story to tell, and this one is ready for its next chapter.*

This 1920's period house was built for and has been owned by one family and occupies a double plot in a prime position within the centre of Mansfield Woodhouse. Thoughtfully maintained and full of warmth, the property offers generous living space, a practical layout and a welcoming atmosphere that immediately feels like home. While ready to enjoy as it stands, it also presents the perfect opportunity for new owners to update and personalise the interiors at their own pace, creating a home that is uniquely theirs. Blending comfort, flexibility and future potential, this is a property where the next chapter is yours to write.



## THE FINER DETAILS

Offering generous and versatile accommodation throughout, this well-maintained detached home features three reception rooms, two bedrooms and two bathrooms, providing flexible living space to suit a variety of lifestyles. Complemented by a spacious gated driveway, a large double garage and beautifully established gardens, this is a home that combines character, practicality and exciting future potential. This lovely family home retains many original features including panelled doors, handles, door frames and fireplaces.

The front door opens into a bright and welcoming hallway with a useful storage cupboard and ground floor WC. To one side is the very spacious living room, filled with natural light from multiple windows and centred around a feature fireplace. Opposite, the bay-fronted dining room also features a coal effect gas fire with original plaster surround and offers excellent flexibility as a second sitting room, home office or playroom. Continuing to the rear, the kitchen offers ample storage and flows seamlessly into the spacious dining area creating a social space with french doors allowing views of the lovely garden. They open directly onto the patio area framed with mature planting offering year round interest. An additional exterior door also opens onto the back garden.

An open staircase rises to the central landing, leading to three well-proportioned bedrooms and the family shower room. The spacious master bedroom enjoys a generous en-suite featuring the original freestanding enamel roll top bath with claw feet, while bedroom two benefits from floor to ceiling fitted wardrobes and the original fireplace. Bedroom three provides a versatile space, ideal for a variety of uses including a guest room, home office or hobby space. Completing the first floor is the family shower room fitted with modern suite including a spacious shower enclosure.

The sun-filled property is approached via a gated driveway providing ample off-road parking for up to 4 vehicles and leading to a substantial larger than average double garage with workshop space at the rear, electrics and an inspection pit. To the rear, the generous garden is a real highlight, with mature trees, established shrubs, expansive lawns and a paved patio providing the perfect setting for relaxing or entertaining outdoors.





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## LIFE IN MANSFIELD WOODHOUSE

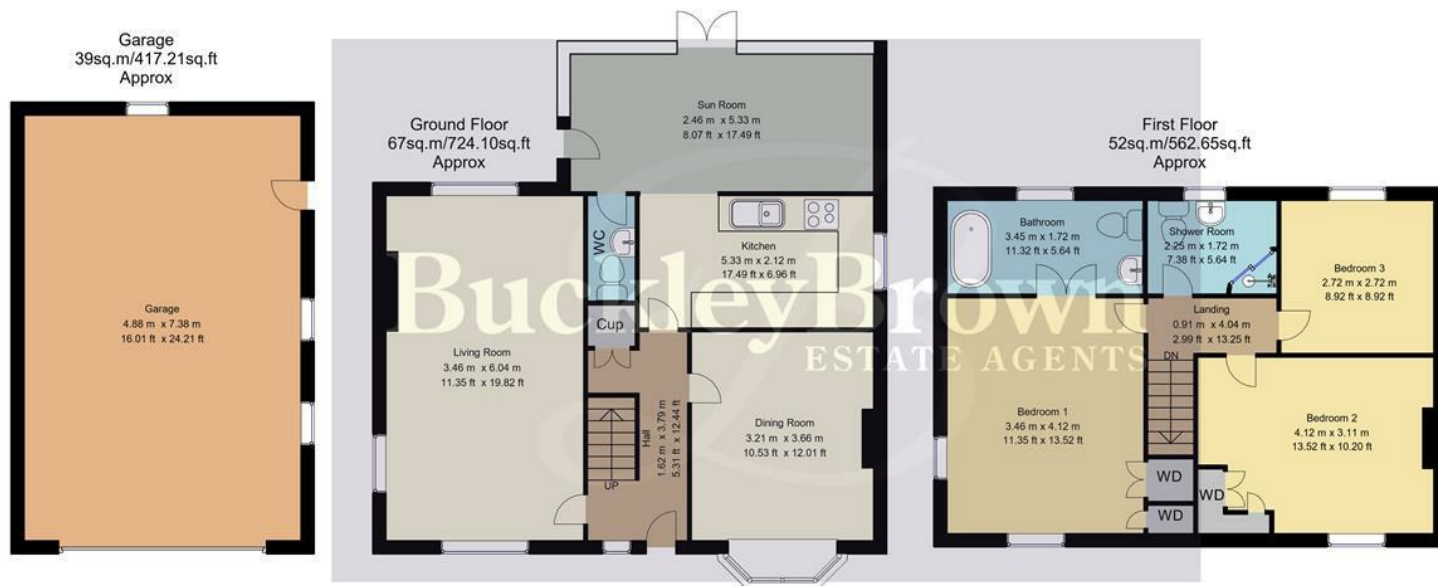
***Mansfield Woodhouse is a well-established market town that blends everyday convenience with a welcoming community feel.***

Rich in local history and character, the area offers a wide range of amenities including independent shops, supermarkets, cafés, pubs, restaurants, medical centre, pharmacy, church, library and station - all within walking distance of this ideally situated house. Families are well served by a selection of primary and secondary schools, while nearby leisure facilities, parks and sports centres provide plenty of opportunities to stay active.

For commuters, Mansfield Woodhouse Railway Station lies on the Robin Hood Line, providing regular services to Nottingham and Worksop, while the A60 and nearby M1 offer excellent road links across Nottinghamshire and beyond. Frequent bus services also connect the town with Mansfield, Sutton-in-Ashfield and surrounding villages.

Nature lovers are equally well catered for, with the iconic Sherwood Forest, Sherwood Pines and a wealth of countryside walks just a short drive away. Combining excellent local amenities with easy access to open green spaces, Mansfield Woodhouse continues to be a popular choice for buyers seeking a balanced lifestyle with great value and strong transport connections.





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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## Key Features

Character home with original features

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Well maintained family home on double plot

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Spacious light filled living room

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Kitchen with spacious dining area ideal for family living

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Further reception room ideal for home working

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Three well proportioned bedrooms, master bedroom with large en-suite

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Two bathrooms & Ground floor W/C

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Gated driveway with parking for up to 4 vehicles

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Above average double garage with electrics, workshop area and inspection pit

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Beautiful mature gardens front and back

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Council Tax Band C, EPC Rating D, Aprox. Size 1703 Sq. ft

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Exceptional homes deserve  
exceptional representation.

Let's Chat.

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