



Guide Price £525,000

MILLSTONE MILL LANE | EDWINSTOWE | MANSFIELD | NG21 9QY

**BuckleyBrown**  
ESTATE AGENTS

\*\*\* GUIDE PRICE OF £525,000 - £550,000 \*\*\*

## THE ONE YOU'VE BEEN WAITING FOR!

Nestled in the charming village of Edwinstowe on Mill Lane, this superb four-bedroom detached house offers an exceptional opportunity for family living. The ground floor features a fantastic layout, including a modern kitchen and dining area, forming the warm and inviting heart of the home—perfect for entertaining guests or enjoying family time. There is also a separate lounge for more intimate gatherings, a dedicated dining room, a convenient W/C, and a utility room for added practicality. The integral garage provides further convenience for storage or parking.

Upstairs, you will find four generously sized double bedrooms, each offering comfort and space. The family bathroom boasts a luxurious four-piece suite, while the master bedroom enjoys the benefit of a private en-suite, ensuring both privacy and convenience.

Outside, the property is a true haven. The rear garden features a lawn and decked areas, ideal for relaxing, dining, or entertaining, and a further deck overlooks a tranquil stream, creating a peaceful and picturesque setting. The garden also offers plenty of space for gardening or a vegetable patch. To the front, a driveway provides ample parking for residents and visitors alike.

This delightful home in Edwinstowe perfectly blends modern living with the beauty of nature, making it ideal for anyone seeking a peaceful yet vibrant community. With its spacious interiors and serene outdoor views, this property is sure to impress.

Call our friendly office to arrange your viewing—this won't stay available for long!





### Hall

Spacious carpeted hallway leading to;

### Dining Room 15'1" x 13'10"

The dining room features carpeted flooring and a striking brick feature wall with a fireplace, creating a warm and characterful focal point. A large box window to the front elevation allows plenty of natural light to fill the space while also providing a pleasant outlook. The room offers ample space for a comfortable seating area as well as a large dining table, making it ideal for both everyday family living and entertaining guests. The generous proportions allow flexibility in layout, with room for sofas, additional furniture, and dining arrangements to suit a variety of lifestyles.

### Lounge 11'7" x 21'4"

The spacious lounge features carpeted flooring and a central heating radiator, creating a comfortable and inviting living space. A feature fireplace provides a focal point to the room, adding warmth and character. Patio doors to the rear allow plenty of natural light to flow through the space while also providing direct access to the garden, making it ideal for both relaxing and entertaining. The generous layout offers ample room for sofas and additional furniture, allowing for flexible living arrangements.

### Kitchen/Dining Room 11'8" x 13'5"

The kitchen features modern high-gloss cabinets with ample quartz worktop space, providing both style and practicality. A central island with an incorporated sink and

breakfast bar offers additional preparation space as well as a convenient area for casual dining. The kitchen benefits from integrated appliances, including an oven, electric hob and a built-in wine rack. Patio doors to the rear along with windows allow plenty of natural light to fill the room, creating a bright and airy atmosphere. Ceiling spotlights complete the space, adding a sleek and contemporary finish.

### Utility 7'2" x 9'10"

The property benefits from a handy utility area featuring matching cabinets and ample worktop space, providing additional storage and preparation space. There is an inset sink along with space for appliances such as a washing machine and dryer. The utility room also provides access to the downstairs WC and has a door leading to

the rear, offering convenient access to the garden.

### WC 3'1" x 7'2"

Low flush WC and hand wash basin.

### Landing

Landing leading to the first floor rooms.

### Storage Cupboard

Ample space for storage.

### Bedroom One 15'1" x 13'10"

The spacious bedroom features carpeted flooring and a central heating radiator, creating a comfortable and relaxing environment. The room benefits from a window to the front elevation, allowing plenty of natural light while offering a pleasant outlook. It also enjoys the added convenience of access to its own private ensuite.



**En Suite Bathroom 11'7" x 6'5"**

Four piece en suite with bathroom with bath, shower, low flush WC and hand wash basin

**Bedroom Two 11'7" x 14'7"**

Bedroom two is a well-proportioned room featuring carpeted flooring and a central heating radiator. A window to the rear elevation allows for good natural light, creating a bright and comfortable space. The room offers plenty of space for a bed and additional bedroom furniture. This room also benefits from a fitted wardrobe.

**Bedroom Three 10'1" x 16'1"**

Bedroom three is a well-proportioned room featuring carpeted flooring and a central heating radiator. A window to the front elevation allows for plenty of natural

light, creating a bright and comfortable space. There is ample room for a bed and additional bedroom furniture, making it a practical bedroom.

**Bedroom Four 11'11" x 9'0"**

Bedroom four is a bright and versatile room with carpeted flooring and a central heating radiator. A window to the rear elevation allows natural light to fill the space. This room would be ideal for use as a nursery, home office, or bedroom depending on your needs. It also has the benefit of a fitted wardrobe.

**Bathroom 9'1" x 8'11"**

Four piece family bathroom with shower, low flush WC, bath and bath. Also includes a handy storage cupboard.



**Garage 10'1" x 18'10"**

Internal garage provides space for cars or additional storage.

**Outside**

To the front, the property boasts a large driveway providing ample parking, alongside a garage that is ideal for vehicles or additional storage. The rear garden features a lawn area and a paved section, perfect for outdoor seating and entertaining. A further decked area overlooks a beautiful stream, creating a tranquil spot to relax. There is plenty of space for gardening or creating a vegetable patch, offering both practicality and outdoor enjoyment.







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. Specially 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		76	79
(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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