



£190,000 Freehold

23 FIRST AVENUE | EDWINSTOWE | MANSFIELD | NG21 9NZ

**BuckleyBrown**  
ESTATE AGENTS

Step inside this beautifully presented semi-detached home in the heart of Edwinstowe, Mansfield, and you'll immediately notice the perfect blend of style, comfort, and practicality. Ideally located close to local amenities, schools, and excellent transport links, this property is an ideal choice for families or first-time buyers.

The ground floor welcomes you with a spacious living room, filled with natural light and offering a cosy, inviting space to relax or entertain. To the rear, the extended kitchen is a real highlight, featuring sleek high-gloss storage, integrated appliances, and a breakfast bar, with windows to the front and rear creating a bright and airy atmosphere.

Upstairs, three well-proportioned bedrooms provide plenty of space for family life, complemented by a modern shower room with a walk-in shower. Clever storage solutions make daily living simple and practical throughout the home.

Outside, a driveway to the front offers off-road parking, while the rear garden provides a private outdoor retreat. A generous patio flows onto a well-maintained lawn — perfect for summer gatherings, family playtime, or quiet moments in the sunshine.

This stylish and welcoming home is ready to move into and enjoy. Don't miss the opportunity to make it yours — arrange a viewing today!





**Hall**

Access to;

**Kitchen 11'10" x 17'10"**

Tiled flooring, high-gloss storage cupboards, work surfaces, integrated oven and hand-wash basin, electric hob with extractor fan above, additional under-stairs storage, extended work surface with bar-stool seating and windows to the front and rear of the property.

**Living Room 10'6" x 17'10"**

Laminate flooring, central heating radiator, window to the front of the property and rear doors providing access to the outside.

**Landing**

Access to;

**Bedroom One 8'11" x 13'3"**

Laminate flooring, central heating radiator, additional storage cupboards and a window to the front of the property.

**Bedroom Two 10'11" x 9'3"**

Carpeted flooring, central heating radiator, additional storage cupboard and a window to the front of the property.

**Bedroom Three 7'11" x 8'1"**

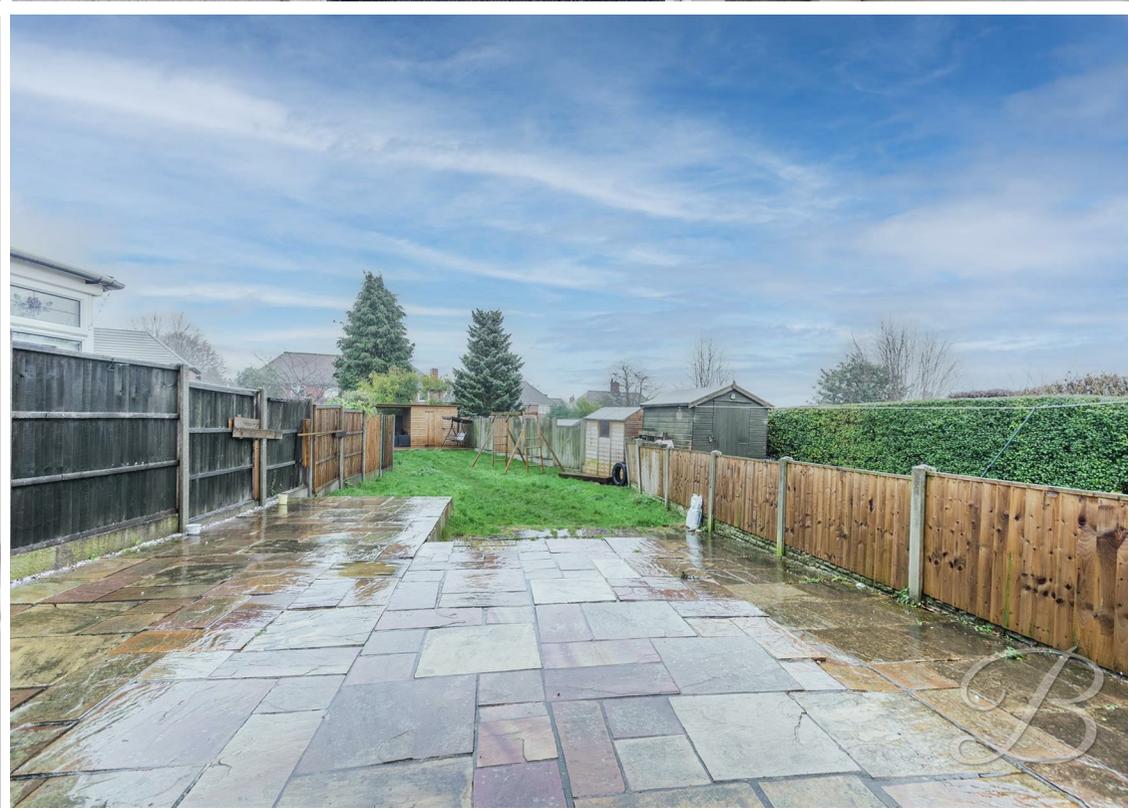
Carpeted flooring, central heating radiator and a window to the rear of the property.

**Shower Room 8'2" x 4'2"**

Three-piece suite with low flush toilet, hand wash basin, walk-in shower and a window to the rear.

**Outside**

To the front, a driveway providing off-road parking, to the rear, a large patio area leading to a well-maintained lawn.





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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**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>		73	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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MANSFIELD  
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