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£220,000

Fourth Avenue, Edwinstowe,  
Mansfield,

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

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"This one is so much more than what meets the eye. With a stunning rear extension and a generous south-facing corner plot, it's got everything you need to enjoy both inside and out."

- Luke, Senior Valuer



## WHERE COMFORT MEETS STYLE

*Offering far more accommodation than first meets the eye, this exceptional three-bedroom semi-detached home occupies a generous corner plot and benefits from a substantial rear extension.*

Well maintained throughout and available with no onward chain, it provides a seamless move for buyers seeking a home that's ready to enjoy from day one.



## THE FINER DETAILS

***This beautifully presented three-bedroom semi-detached home offers spacious and versatile accommodation, ideal for modern family living.***

The ground floor features a generous living room with a feature fireplace, creating a warm and inviting atmosphere, alongside a separate cosy lounge providing additional reception space. To the rear, a superb dining room/sun room is flooded with natural light thanks to a skylight and French doors opening onto the garden. A fully equipped kitchen is complemented by a practical utility room, while a contemporary ground floor shower room adds further convenience.

Upstairs, the first floor offers three well-proportioned bedrooms, with the principal bedroom benefiting from fitted wardrobes. A well-appointed shower room, accessed from the landing, serves the remaining accommodation.

Externally, the property continues to impress. To the front, a private driveway provides off-road parking and leads to a single garage. The beautifully landscaped rear garden offers a generous lawn, attractive decorative planting, and a patio seating area, creating the perfect outdoor space for relaxing, entertaining, and enjoying the warmer months.





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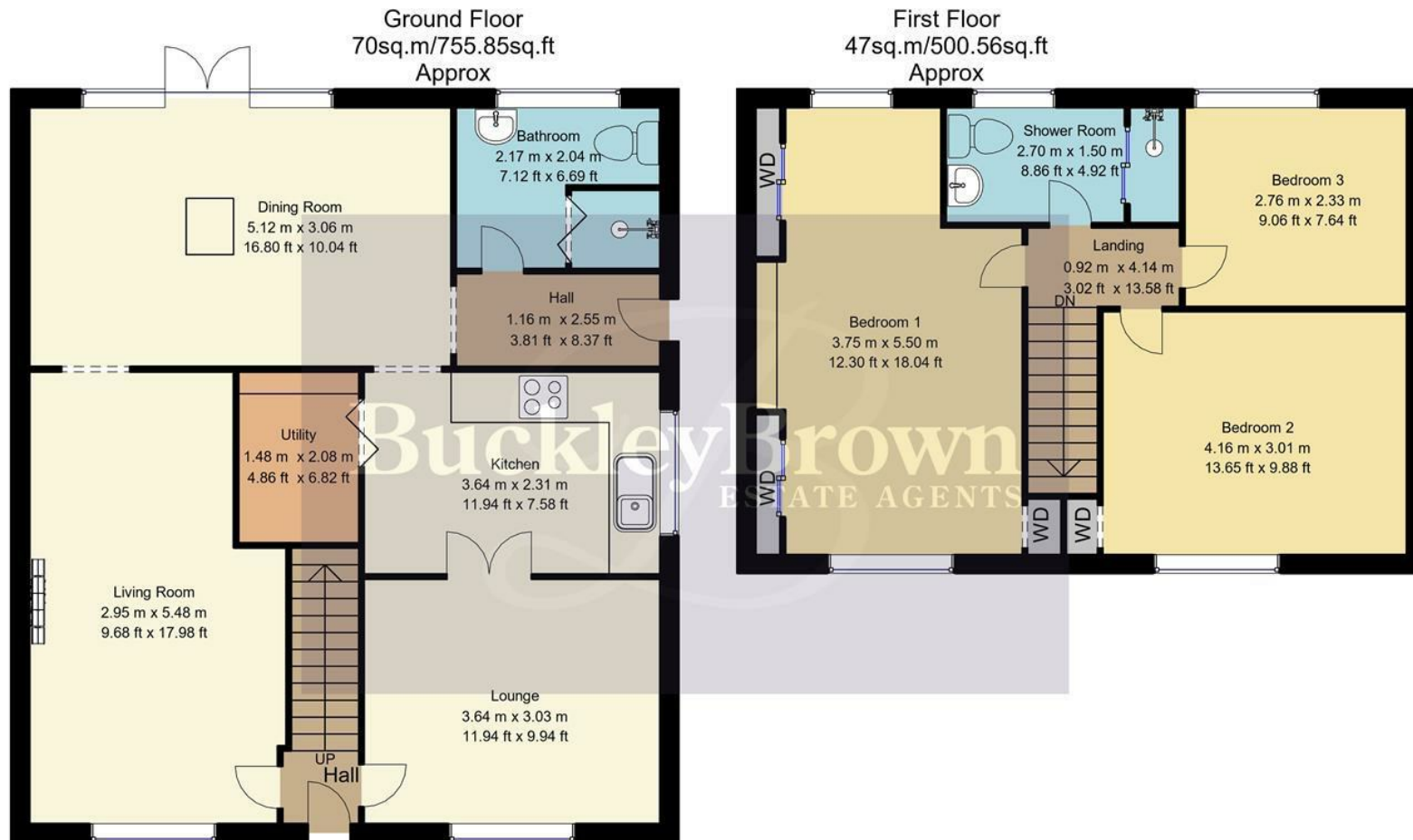
## LIFE IN EDWINSTOWE

***Edwinstowe is one of Nottinghamshire's most sought-after villages, renowned for its welcoming community, picturesque surroundings, and rich heritage.***

Nestled on the edge of the legendary Sherwood Forest, the village offers an excellent range of everyday amenities, including independent shops, cafés, pubs, restaurants, supermarkets, healthcare facilities, and well-regarded schools. The nearby towns of Mansfield and Newark provide an even wider selection of shopping and leisure opportunities, while excellent road links via the A614 and A1 make commuting to Nottingham, Lincoln, and beyond both convenient and straightforward.

For lovers of the outdoors, Edwinstowe offers an enviable lifestyle. The village is best known as the gateway to Sherwood Forest, with miles of scenic woodland walks, cycling trails, and open countryside to explore, including the iconic Major Oak. Throughout the year, residents enjoy a variety of local events and community activities, adding to the village's friendly atmosphere. Combining rural charm with excellent amenities and superb transport connections, Edwinstowe is an outstanding place to call home.





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.

## Key Features

Beautifully presented throughout

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Versatile reception rooms

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Three generous sized bedrooms

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Private driveway and single garage

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Expansive rear garden

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Size approximately 1255 sq.ft

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Energy Performance Certificate (EPC)

Rating D

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Council Tax Band A

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exceptional representation.

Let's Chat.

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