



First Avenue  
Edwinstowe Mansfield





# First Avenue Edwinstowe Mansfield NG21 9NZ

for sale offers over  
**£150,000**



## Property Description

Situated on the popular First Avenue in the heart of Edwinstowe, this spacious three-bedroom end-terrace property offers an excellent opportunity for first-time buyers, growing families, or anyone seeking a well-located home with generous outdoor space and no onward chain.

Upon entering, you are welcomed by a bright and airy lounge that provides a comfortable and inviting living space. The ground floor also features a practical fitted kitchen with ample storage and worktop space, alongside a convenient downstairs WC - ideal for modern family living.

Upstairs, the first floor comprises three well-proportioned bedrooms, offering flexibility for sleeping arrangements, a home office, or guest space. A contemporary family bathroom completes the first-floor layout.

Externally, the property is equally impressive. To the front, you'll find a neatly maintained lawn and a private driveway providing off-road parking. There is also the added benefit of a garage for additional parking or storage needs. The rear garden is laid to lawn and bordered with mature shrubs and trees, creating a private and tranquil outdoor space perfect for relaxing or entertaining.

Located within walking distance of Edwinstowe's charming high street, local schools, amenities, and the stunning Sherwood Forest, this home perfectly blends convenience with countryside charm.

Early viewing is highly recommended to fully appreciate all this property has to offer.

## Entrance Hall

Entry via UPVC door, finished with carpet flooring.

## Lounge

10' 9" x 10' 10" ( 3.28m x 3.30m )

The lounge comprises of double-glazed window to front and rear, two wall mounted radiators, and carpeted flooring to finish.

## Kitchen

18' 6" x 8' 11" ( 5.64m x 2.72m )

The kitchen includes matching wall and base mounted units, double-glazed window to front and rear, wall mounted radiator, understairs storage, tiled splashback, and vinyl floor to finish.

## Cloakroom / W.C

Located on the ground floor to the rear of the property, the cloakroom consists of ceramic toilet and sink, with double glazed window to rear.

## First Floor Landing

First floor landing with access to loft and carpet flooring to finish.

## Bedroom One

.18' into recess x 9' into recess ( 5.49m into recess x 2.74m into recess )

The master bedroom comprising of double-glazed windows to front and rear, wall mounted radiator, storage, boiler, and carpeted floor to finish.

## Bedroom Two

9' 5" into recess x 10' 10" ( 2.87m into recess x 3.30m )

Bedroom two comprising of double-glazed window to front, wall mounted radiator, storage, and carpeted floor to finish.

## Bedroom Three

8' 1" x 7' 10" ( 2.46m x 2.39m )

Bedroom three comprising of double-glazed window to rear, wall mounted radiator, and carpeted floor to finish.

## Bathroom

The bathroom is finished with a ceramic toilet/sink, bath with shower over, double glazed window to rear, wall mounted radiator, tiled splashback, and carpeted floor to finish.

## Loft Space

None boarded

## Externals

To the front, you'll find a neatly maintained lawn and a shared driveway providing off-road parking. There is also the added benefit of a garage for additional parking or storage needs.

The rear garden is laid to lawn and bordered with mature shrubs and trees, creating a private and tranquil outdoor space perfect for relaxing or entertaining.



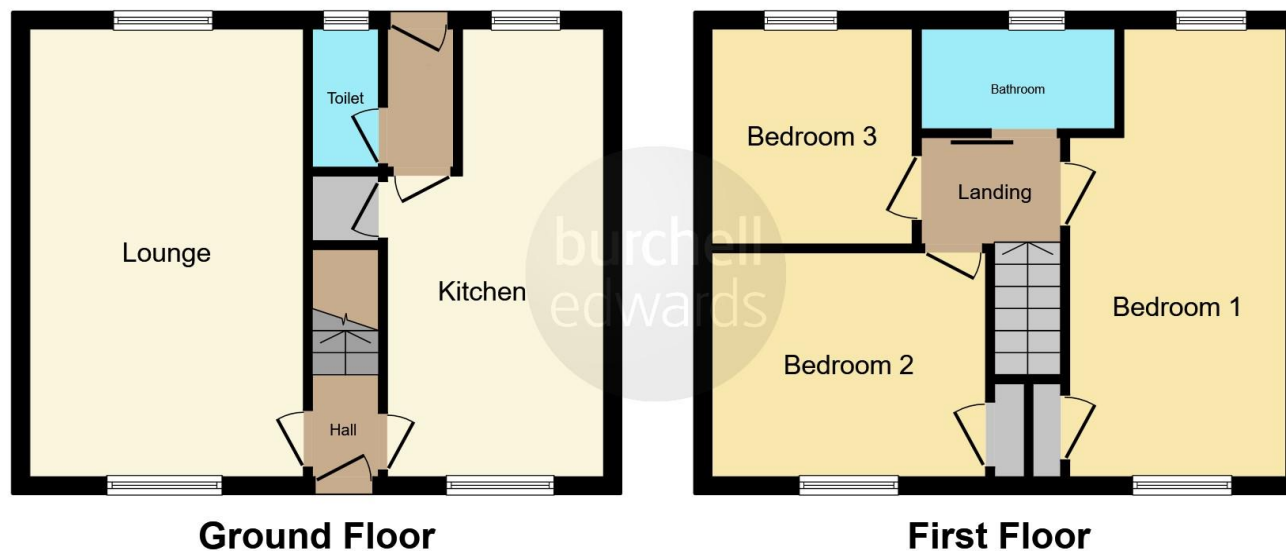












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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12 Albert Street  
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EPC Rating: C Council Tax  
 Band: A

Tenure: Freehold

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