



PEARTREE LANE | EDWINSTOWE | MANSFIELD | NG21 9GL

BuckleyBrown
ESTATE AGENTS

THE WINNING COMBINATION!...Get ready to fall in love with this modern and stylish four bedroom detached home which offers everything you could ask for and more! Standing proud on a newly built prestigious development in the sought-after area of Edwinstowe, offering Rufford Abbey and beautiful walks on its door step, making it perfect for days out with the family! This property will certainly impress with its spacious internal layout offering a twist of modern and homely decor. We won't keep you waiting! Come on in...

As you step inside, you will immediately be greeted by the stylish entrance hallway fitted with herringbone style flooring which continues throughout. The living room presents a brilliant space for relaxing with family and benefits from bi-fold doors flooding in natural light and providing a great flow between inside and outside. The open plan layout works exceptionally well at offering a fantastic amount of space for when it's your time to host. The kitchen complements this home beautifully with shaker style wall and base units, complementary work surface and breakfast bar, brilliant for showcasing your culinary skills. There is a utility just across from here providing a spot for additional storage and plumbing for appliances and if that's not enough, there is a handy cupboard leading off from the hallway with extra space to use to your advantage! Did we mention there's a WC too?!

Let's head upstairs now where you have access to four stunning bedrooms, all of which have been kept to a high standard with stylish decor. The master bedroom even comes with its own ensuite! Together with double windows in all the rooms to allow for plenty of light. There is also a spacious family bathroom, ideal for overnight guests or relaxing after a long day.

This property is equally as exceptional externally, presenting a contemporary frontage and block paved driveway for off-street parking. The rear garden has the advantage of a maintained lawn and patio area





Entrance Hall

A welcoming entrance hall with stairs rising to the first floor. There is a useful storage cupboard, central heating radiator and doors which provide access into;

Lounge 11'8" x 11'8"

The lounge is bright and airy, featuring two front-facing windows, a side window, and a central heating radiator. It flows seamlessly into the open-plan kitchen/diner through newly installed French doors and includes a stylish new decorative fireplace, creating a welcoming and contemporary living space.

Kitchen/Diner 32'1" x 10'11"

Complete with a tasteful range of cabinets and units, complementary work surface, tiled splash back, extractor fan, inset sink and drainer with a chrome mixer tap above

and a range of integrated appliances.

There is a central heating radiator, bi-fold doors and two windows to the rear elevation. There is ample space for a dining table and chairs, making this an ideal entertaining space.

Downstairs WC

Complete with a low flush WC, pedestal sink and a central heating radiator.

Utility Room 5'5" x 10'9"

Complete with cabinets, work surface, space and plumbing for a washing machine and tumble dryer. There is a window to the side elevation and a door providing convenient access outside.

Landing

With a window to the rear elevation, central heating radiator, storage cupboard and loft hatch access. Doors provide access into;



Bedroom One 10'4" x 9'4"

With two windows to the rear elevation, fitted wardrobe and a central heating radiator. There is a door which provides access into the en-suite.

En-suite 6'0" x 4'5"

Complete with a low flush WC, pedestal sink, enclosed shower with full height tiling and a central heating radiator.

Bedroom Two 13'6" x 10'8"

With two windows to the front elevation and a central heating radiator.

Bedroom Three 13'6" x 8'7"

With two windows to the rear elevation and a central heating radiator.

Bedroom Four 10'8" x 11'10"

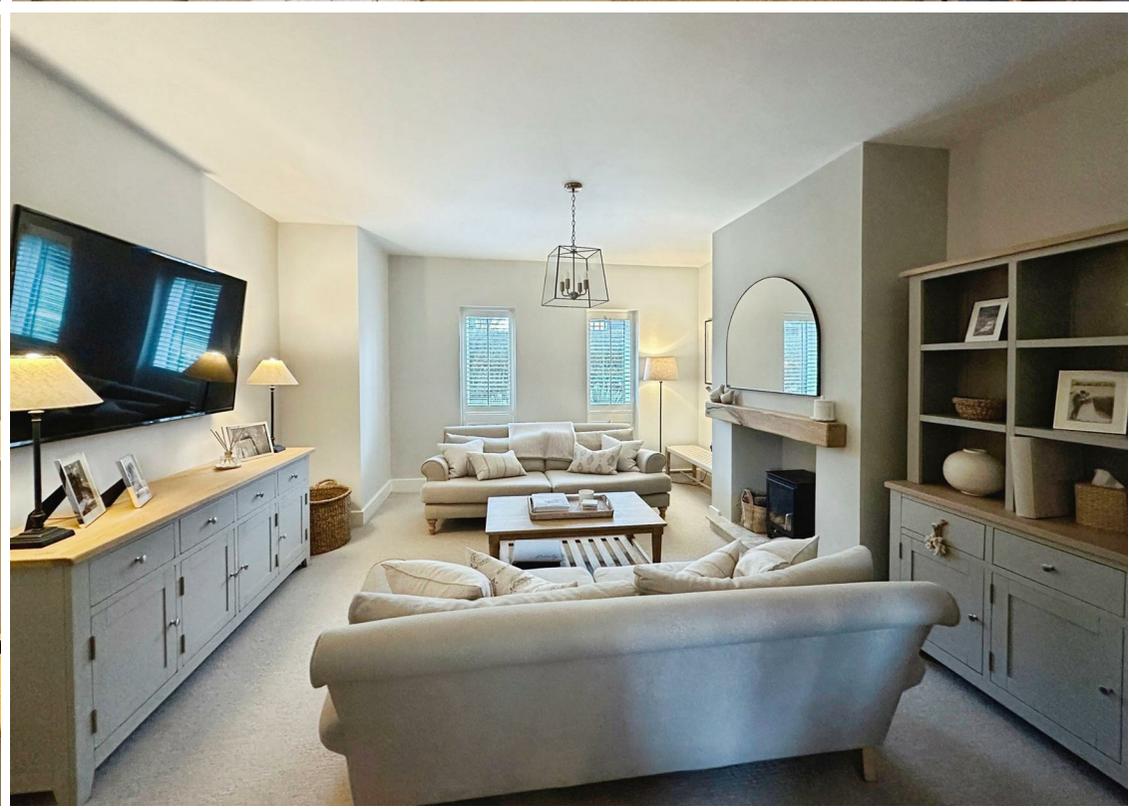
With two windows to the front elevation and a central heating radiator.

Family Bathroom 13'6" x 6'11"

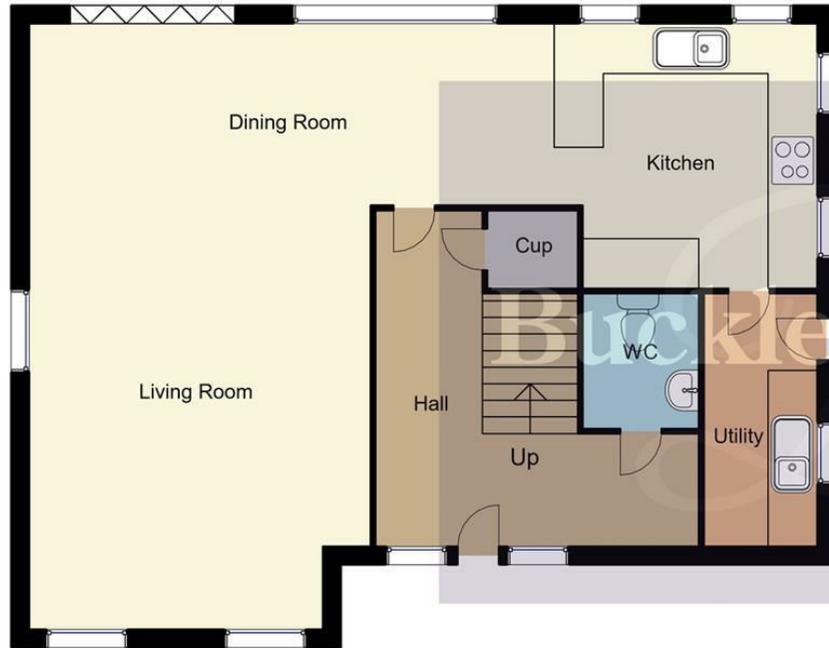
Complete with a tile-panelled bath, double vanity sink, low flush WC, separate shower, chrome heated towel rail and an opaque window to the side elevation.

Outside

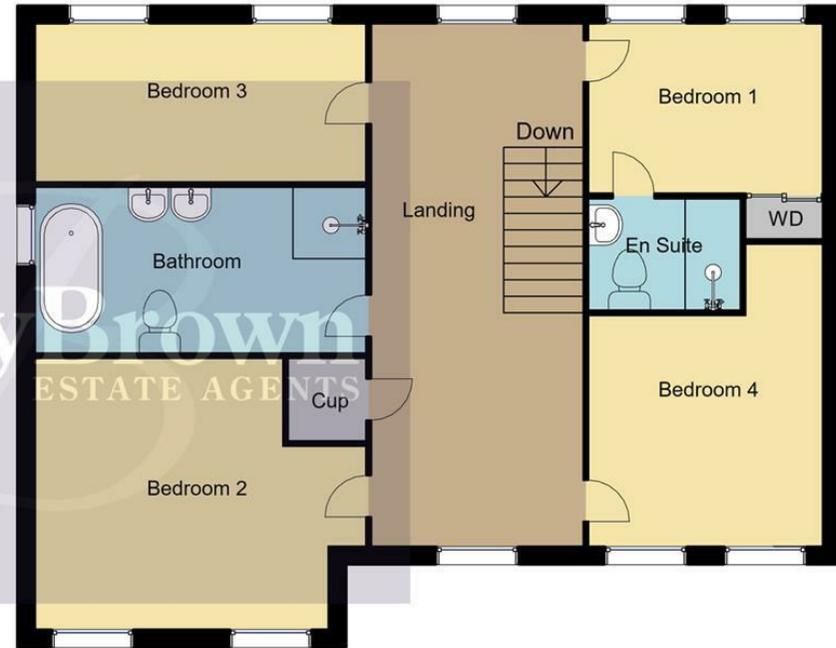
There is a delightful enclosed garden to the rear which benefits from a fence surround giving a degree of privacy, alongside a patio area and maintained lawn keeping it relatively low-maintenance. There is also a block-paved driveway allowing for ample off-street parking.



Ground Floor
72 Sq.m/770.10 Sq.ft
Approx



First Floor
72 Sq.m/770.10 Sq.ft
Approx



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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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) A			92
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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