



PERLETHORPE CLOSE | EDWINSTOWE | MANSFIELD | NG21

BuckleyBrown
ESTATE AGENTS

THE ONE YOU'VE BEEN WAITING FOR!.. Presenting to the market this fantastic four-bedroom detached property that stands proud on a gorgeous plot and is situated in the sought-after village of Edwinstowe. If you've been looking for your perfect family home, look no further because this one is ideal and benefits from a spacious, well-presented interior, maintained garden and instant kerb appeal! The location is wonderful too, positioned within close distance to the high street and Sherwood Forest for walking routes and trips out with the family! Not to mention commuter links into neighbouring towns.

The ground floor accommodation presents a homely and inviting atmosphere throughout. The lounge/dining room benefits from a wealth of natural light, along with a great amount of space for both relaxing and dining. You'll love spending your spare time in here! If that's not enough you'll find a feature fireplace setting the scene for cold winter evenings on the sofa, as well as French doors leading outside. The kitchen is just next door and complete with a range of modern units to utilise, along with integrated appliances and complementary flooring. There is also a door providing access to the rear garden.

The first floor welcomes you to four double bedrooms, all of which have been lovingly presented throughout and host plenty of flexibility for you to add your own touch. The generously sized bathroom can also be found off the landing and is complete with a four piece suite where you can relax after a long day. Benefitting from vanity storage and full height tiling.

Heading outside, you will be pleased to find a brilliant garden with a patio seating area, well-maintained lawn and a surrounding fence for additional privacy. The perfect spot to enjoy a drink and a bite to eat in the sunshine! Additionally, there's a block paved driveway at the front of the property providing space for off-road parking, as well as an integral garage.





Entrance Hallway

With central heating radiator, coving, carpeted staircase leading to the first floor, with access to;

Living Room/Dining Room 15'3" x 21'7"

With carpet to flooring, two central heating radiators, coving, feature fireplace, window to the front elevation and French doors leading outside.

Kitchen 10'2" x 10'10"

Complete with modern cabinets and units, work surface, ceramic hob, extractor fan, tiled walls,

inset sink with mixer tap above, integrated appliances including a microwave, dishwasher and fridge freezer. Together with complementary flooring, window to the rear elevation and a door providing access to the garden.

WC

Complete with a low flush WC, wash hand basin, modern tiling, chrome heated towel radiator and an opaque window to the side elevation.

Bedroom One 9'9" x 11'9"

With carpet to flooring, central



heating radiator, coving, storage cupboard and window to the front elevation.

Bedroom Two 8'2" x 15'6"

With carpet to flooring, central heating radiator, fitted wardrobe and window to the rear elevation.

Bedroom Three 11'3" x 11'7"

With carpet to flooring, central heating radiator and window to the rear elevation.

Bedroom Four 9'6" x 11'3"

With carpet to flooring, central heating radiator and window to the front elevation.

Bathroom 8'1" x 9'4"

Complete with an enclosed shower, panelled corner bath, low flush WC, wash hand basin with vanity storage, neutral tiled walls and a chrome heated towel rail. Along with an opaque window to the side elevation.

Outside

With a block paved driveway to the front allowing ample off-street parking, together with a composite front door, integral garage and gated side access. There is an enclosed garden to the rear with a patio seating area, lawn, planters and a fence surround.



Ground Floor
68 sq.m / 737.15 sq.ft
Approx.



First Floor
65 sq.m / 704.51 sq.ft
Appro.x



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. Specifically 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 | | |
| (81-81) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| EU Directive 2002/91/EC | | |

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