



£200,000 Freehold

28 MELLORS ROAD | EDWINSTOWE | MANSFIELD | NG21 9RY

BuckleyBrown
ESTATE AGENTS

**** LEGAL FEES PAID ****

LOOKS LIKE IT'S TIME TO UNPACK!... Nestled in the heart of the sought-after village of Edwinstowe, this beautifully presented three-bedroom, three-storey mid-townhouse offers modern living in a charming setting. Lovingly maintained by its current owners, the property is move-in ready and perfectly combines style, comfort and practicality.

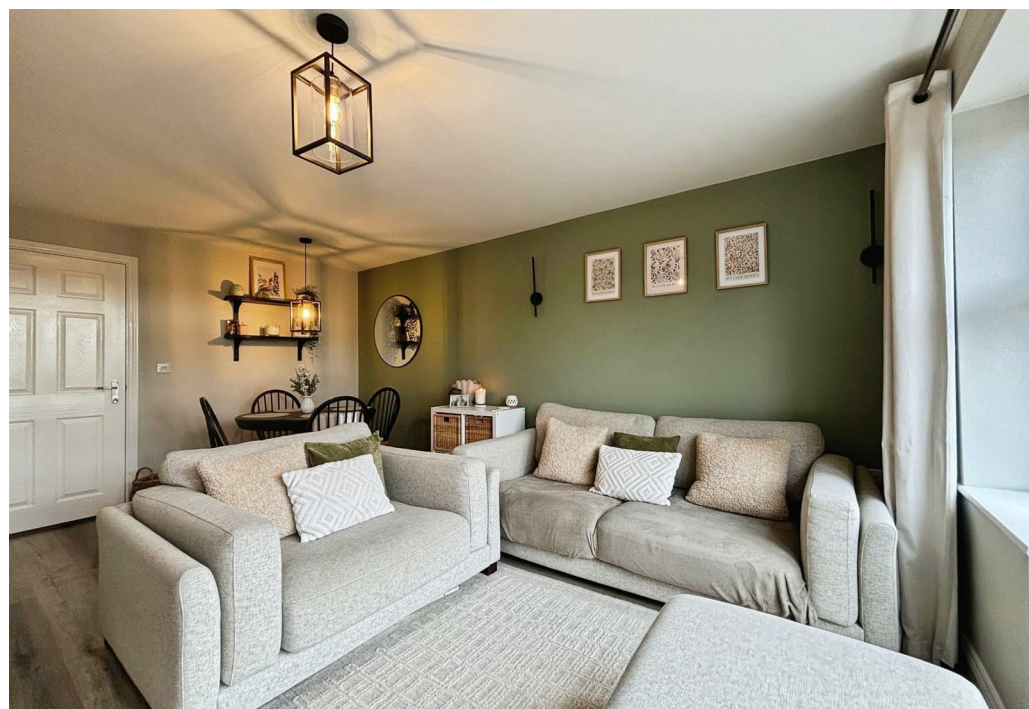
As you enter the property, you are greeted by a welcoming hallway which provides access to the kitchen, lounge/diner and ground floor WC. The kitchen is fitted with an attractive range of high-gloss wall and base units, providing ample storage and workspace. The bright and airy lounge/diner sits to the rear of the property and enjoys plenty of natural light, with French patio doors leading out to the enclosed rear garden, an ideal space for relaxing or entertaining.

The first floor hosts two generous bedrooms, both complete with fitted wardrobes, along with a family bathroom fitted with a modern three-piece suite in white. The third floor is dedicated to the master bedroom, which benefits from its own dressing area with fitted wardrobes and a stylish en-suite bathroom featuring a contemporary white suite.

Outside, the property offers a low-maintenance enclosed rear garden, perfect for outdoor dining and enjoyment. There is also off-street parking and a garage, providing additional convenience.

Situated within the desirable village of Edwinstowe, this lovely home is ideally placed for access to local amenities, schools and the historic Sherwood Forest visitor park. This would make an excellent choice for families, professionals or anyone seeking a well-maintained home in a prime location.

Call today to view!





Entrance Hall

With stairs rising to the first floor and a central heating radiator. Doors provide access into;

Kitchen

Fitted with an attractive range of wall and base units with sink and drainer set into work surface. Integrated appliances include an electric oven and gas hob with an extractor fan over. There is space and plumbing for a washing machine and dishwasher, and further space for a fridge/freezer. With a window to the front elevation.

Lounge/Diner

With a central heating radiator and French patio doors that provide access onto the rear garden.

Ground Floor WC

Fitted with a low level WC and pedestal hand wash basin. With a central heating radiator.

Landing

With a central heating radiator, and stairs rising to the second floor. Doors provide access into;

Bedroom Two

With a window to the rear elevation and a central heating radiator. There are also fitted wardrobes.

Bedroom Three

With a window to the front elevation and a central heating radiator. There are also fitted wardrobes.



Family Bathroom

Fitted with a low level WC, pedestal hand wash basin, and a panelled bath with shower over. With a central heating radiator.

Second Floor Landing

Access into;

Master Bedroom

With a window to the front elevation and a central heating radiator. There is an opening into the dressing area.

Dressing Area

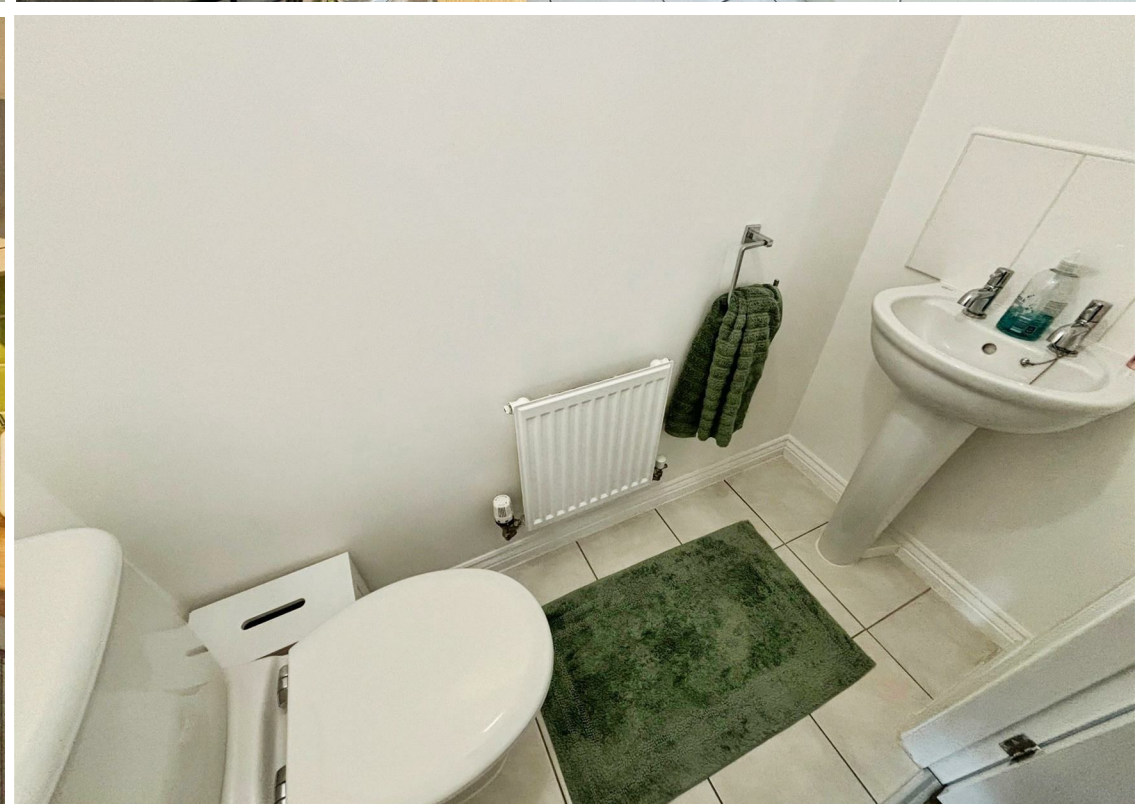
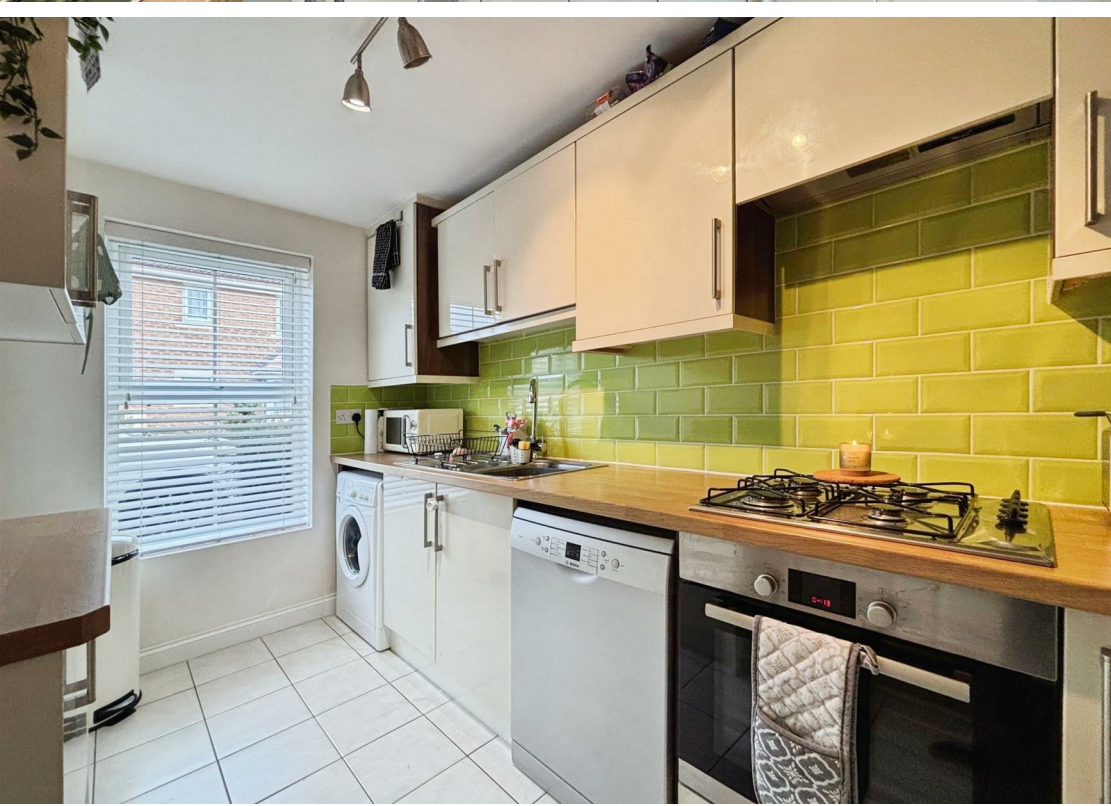
With a window to the rear elevation and a central heating radiator. There is the benefit of fitted wardrobes.

En-suite

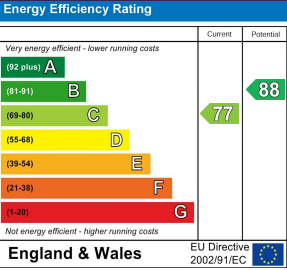
Fitted with a low level WC, pedestal hand wash basin and a shower. With a window to the rear elevation and a central heating radiator.


Outside

There is a driveway allowing off-street parking which in turn provides access to the single garage. The rear garden is enclosed and low maintenance.



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.





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