



Offers Over £600,000 Freehold

20 PADDOCK CLOSE | EDWINSTOWE | MANSFIELD | NG21 9LP

BuckleyBrown
ESTATE AGENTS

EXQUISITE VILLAGE LOCATION!

We are delighted to bring to market this beautiful home, situated on the prestigious Paddock Close in Edwinstowe. The property is just a stone's throw from Sherwood Forest, as well as the vibrant high street, offering an array of shops, pubs, cafés, and restaurants. It is also conveniently located close to well-regarded schools and excellent transport links, making it ideal for village living while still providing easy access for commuting.

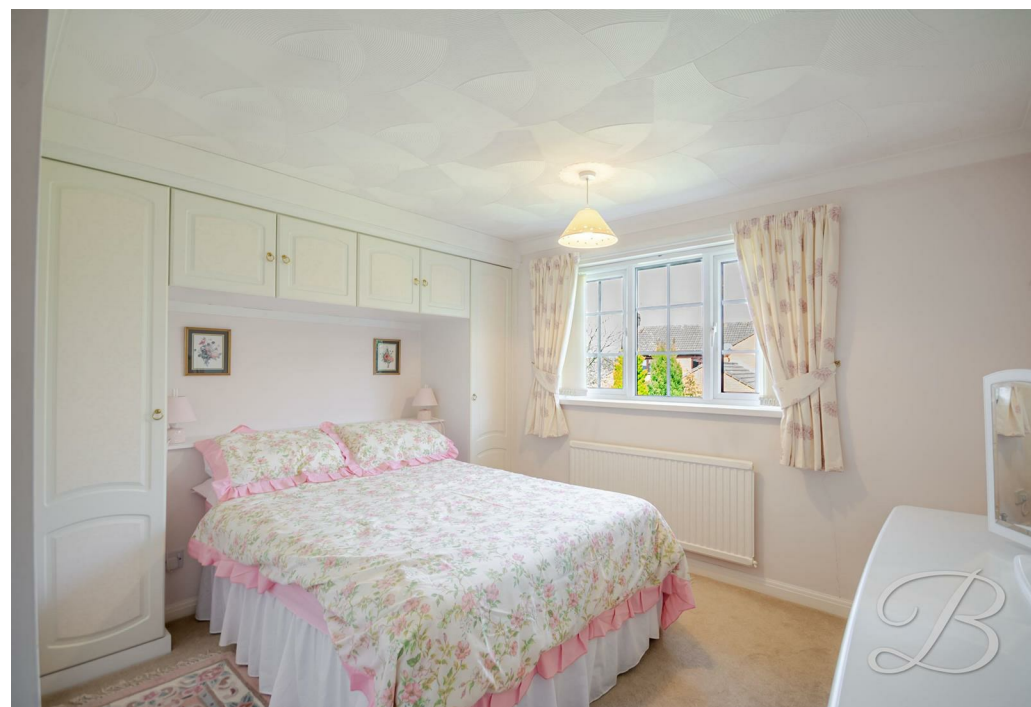
Upon entering the property via the porch, you are welcomed into a bright and inviting entrance hallway, immediately setting the tone for the rest of the home. The living room is light and airy, featuring a charming bay window and a focal fireplace. An open archway leads into the dining room, creating a wonderful social space for entertaining family and friends. Double doors open into the conservatory, where you can enjoy relaxing views over the rear garden.

The kitchen is fitted with a range of cabinetry complemented by ample work surfaces, providing plenty of space for meal preparation. A useful utility room offers additional space for essential appliances, along with a convenient ground floor WC.

Upstairs, a spacious landing provides access to the first-floor accommodation. There are four generously sized bedrooms, all benefitting from fitted wardrobes for convenient storage. Bedrooms one and two both feature en suite facilities, each fitted with a three-piece suite comprising a low-flush WC, hand wash basin, and shower cubicle. There is also a versatile office with fitted storage, which can be adapted to suit the needs of the new owner. The family bathroom is fitted with a four-piece suite, perfect for unwinding at the end of the day.

To the front of the property, a driveway provides off-street parking and access to a double garage. To the rear, there is a private enclosed garden, mainly laid to lawn and enhanced by mature plants and shrubbery.

This fantastic home needs to be viewed!





Porch

Giving access to;

Hall

Housing the stairs to the first-floor accommodation, with a convenient storage cupboard and access to the ground floor rooms.

Lounge 13'11" x 24'6"

A bright and spacious room featuring a focal mantelpiece with marble hearth, carpet flooring, and two central heating radiators. A lovely bay window to the front elevation allows plenty of natural light. An archway leads seamlessly into the dining room, while patio doors open into the conservatory.

Dining Room 11'7" x 9'11"

Offering ample space for furnishings, with carpet flooring, a central heating radiator, and a window to the rear elevation.

Conservatory 11'1" x 12'5"

Enjoying views over the garden, with patio doors providing easy access outside—an ideal space to relax and unwind.

Kitchen

Fitted with a range of matching wall and base units with complementary work surfaces over, incorporating a one-and-a-half bowl inset sink with drainer and mixer tap. There

is space for a range-style oven with extractor hood above, along with integrated appliances. Finished with tiled splashbacks and tiled flooring, a window to the rear elevation, and a central heating radiator.

Utility 8'11" x 7'4"

A practical space with matching cabinetry and work surface, inset sink and drainer with mixer tap, and space and plumbing for appliances. There is a window to the side elevation and an internal door leading into the garage.

WC 6'6" x 4'7"

Fitted with a low-flush WC and hand wash basin.

First Floor Landing

A spacious landing providing access to the first-floor accommodation.

Bedroom One 18'3" x 11'11"

A generous principal bedroom with carpet flooring, central heating radiator, and windows to the front and side elevations. Benefitting from fitted wardrobes and access to a private en suite.

En Suite 11'9" x 4'11"

Comprising a three-piece suite including low-flush WC, hand wash basin, and shower cubicle. Window to the side elevation and a useful storage cupboard.

Bedroom Two 11'9" x 9'1"

With carpet flooring, central heating radiator, fitted wardrobes, and access to its own en suite.

En Suite 7'6" x 3'10"

Fitted with a three-piece suite comprising low-flush WC, hand wash basin, and shower cubicle. Window to the side elevation.

Bedroom Three 13'11" x 9'10"

Featuring carpet flooring, central heating radiator, fitted wardrobes, and a window to the front elevation.

Bedroom Four 13'11" x 9'10"

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

Office 12'0" x 6'3"

A versatile and well-proportioned room, ideal as a home office, study, or hobby space, with carpet flooring, central heating radiator, fitted wardrobes, and a window to the rear elevation.

Bathroom 11'9" x 7'4"

A well-appointed four-piece suite comprising bath, separate shower, wash hand basin, and WC. Complemented by a built-in storage cupboard, newly fitted modern tiling, wooden flooring, a central heating radiator, and a window to the side elevation.

Garage 18'3" x 16'11"

A spacious double garage featuring electric doors, with convenient access from both outside and internally.

Outside

To the front of the property, a spacious driveway provides ample off-street parking and access to the double garage. To the rear, there is an enclosed garden, mainly laid to lawn and complemented by mature plants and shrubbery.





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			
(81-91) B			
(69-80) C			
(55-68) D		68	77
(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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