

£535,000 Freehold

47 OCCUPATION LANE | EDWINSTOWE | MANSFIELD | NG21 9HU

BuckleyBrown ESTATE AGENTS

VILLAGE LIFE PERFECTED!... We are delighted to bring to market this stunning home in the picturesque village of Edwinstowe. Boasting excellent kerb appeal with its double bay-fronted façade, this property also benefits from a double garage, beautifully landscaped garden and a spacious, well-designed interior. Ideally situated close to a vibrant high street offering a range of shops, cafés and restaurants, the home is also just a stone's throw from Sherwood Forest and Sherwood Pines, along with highly regarded local schools—what's not to love?

Upon entering, the welcoming hallway immediately sets the tone for the space on offer. The living room is filled with natural light from the large bay window and features a charming multi-fuel burner, creating a cosy atmosphere during cooler months. The kitchen is fitted with stylish modern cabinetry and complementary work surfaces, with space for a range-style oven and additional dining or snug area. A useful utility room provides space for essential appliances. The separate dining room also benefits from a bay window and ample room for entertaining. In addition, there is a versatile office space, ideal for home working or adaptable to suit a variety of needs, along with a convenient ground floor WC.

Upstairs, there are five well-proportioned bedrooms. The principal bedroom offers fitted wardrobes and a private en suite, while the second bedroom also benefits from its own en suite. The family bathroom features a beautiful roll-top bath, perfect for unwinding.

Externally, the property offers a driveway providing off-street parking and access to the double garage. To the rear, the landscaped garden is mainly laid to lawn with well-stocked borders of mature plants and shrubs, along with a charming summer house currently used as a snug. Offering flexibility and a fantastic location, this wonderful home is perfect for modern family living. Call now to arrange your viewing!









Entrance Hall Way
A bright and welcoming entrance hall with stairs rising to the first floor and access to the principal ground floor rooms.

Living Room 14'11" x 16'7"
A spacious and inviting room featuring a charming multi-fuel burner as a focal point. A large bay window to the front elevation allows natural light to flood the space. Finished with carpet flooring, a central heating radiator and double doors leading to the hallway.

Dining Room 11'7" x 13'5"
A beautifully presented room with a stunning bay window to the front elevation, wooden flooring and a central heating radiator. Offers ample space for formal dining furniture.

Office 8'1" x 9'7"
A versatile space ideal for home working, with laminate flooring, central heating radiator and a window to the rear elevation.

Kitchen 24'2" x 9'7"
A superb, spacious kitchen offering room for additional dining or seating, creating a fantastic social hub for family and entertaining. Fitted with modern cabinetry and complementary work surfaces, inset sink with mixer tap, and space for a range-style cooker with extractor hood. Tiled flooring throughout, bay patio doors leading to the rear garden, space for a fridge freezer, and access to the utility room.

Utility Room 8'0" x 5'11"
Fitted with additional cabinetry and work surfaces, tiled splashbacks, and space and plumbing for essential appliances. Door leading to the rear garden.

WC 4'9" x 2'11"
Comprising low flush WC and hand wash basin.

First Floor Landing
Providing access to all bedrooms and family bathroom.

Bedroom One 15'0" x 11'1"
A luxurious principal bedroom with a beautiful bay window to the front elevation, two fitted wardrobes, carpet flooring, central heating radiator and access to a private en suite.

En Suite 5'9" x 9'8"
Fitted with a walk-in shower, low flush WC and hand wash basin. Finished with laminate flooring, heated towel rail and window to the rear elevation.

Bedroom Two 11'8" x 10'8"
Featuring a bay window to the front elevation, carpet flooring, central heating radiator and its own en suite facilities.

En Suite 2'11" x 8'6"
Comprising shower cubicle, low flush WC and hand wash basin.

Bedroom Three 8'9" x 12'0"
With window to the rear elevation, carpet flooring and central heating radiator.

Bedroom Four 8'8" x 12'5"
With window to the rear elevation, carpet flooring and central heating radiator.

Bedroom Five 9'6" x 9'4"
With window to the rear elevation, carpet flooring and central heating radiator.

Bathroom 7'3" x 8'0"
A stylish family bathroom featuring a freestanding roll-top bath, low flush WC and hand wash basin. Finished with partly tiled walls, tiled flooring and a window to the rear elevation.

Outside
To the front, a driveway provides off-street parking and access to the double garage, complemented by mature planting and a pathway to the entrance.
To the rear, a beautifully landscaped garden is mainly laid to lawn with planted borders, patio seating area and additional decking. A charming summer house offers a peaceful retreat.

Summer House 11'3" x 7'11"
A fantastic addition providing flexible use as a snug, home office or playroom.

Garage 15'7" x 17'3"
Double garage offering secure parking or additional storage.



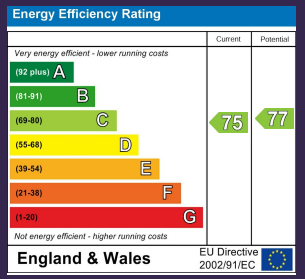








Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. 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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