



Offers Over £200,000 Freehold

16 SECOND AVENUE | EDWINSTOWE | MANSFIELD | NG21 9NX

BuckleyBrown
ESTATE AGENTS

ONE NOT TO BE MISSED!!!!...Set along a well-established residential avenue in the desirable village of Edwinstowe, this attractive three-bedroom semi-detached home delivers stylish, modern living with a layout perfectly suited to today's lifestyle. Combining generous proportions, natural light and a welcoming atmosphere, this is a home that instantly feels right.

Step inside and you are welcomed by a light and inviting entrance hall leading into a generous living room. Finished with stylish hardwood flooring and enhanced by useful built-in storage, this space benefits from natural light flowing through from both the front and rear, creating a calm and contemporary setting perfect for everyday living or entertaining.

The kitchen/diner forms the social heart of the home, offering a well-balanced layout with ample storage and worktop space alongside room for dining. Designed with modern living in mind, it provides a welcoming environment for family meals, hosting and social gatherings, with easy access outdoors adding to its appeal. A convenient ground floor WC completes the layout.

To the first floor, the home offers three well-proportioned bedrooms, providing flexibility for family living, guests or home working. The family bathroom completes the accommodation with a modern three-piece suite and excellent natural light.

Externally, the home impresses with off-road parking to the front and a truly generous, private rear garden. Boasting a large patio area and expansive lawn, it provides the perfect space for entertaining, relaxing, or enjoying the summer months in complete seclusion.

Located close to local amenities, schools and transport links, and surrounded by the charm and greenery that Edwinstowe is renowned for, this is an excellent opportunity to secure a quality home in a desirable location.

Early viewing is highly recommended to fully appreciate the space and lifestyle on offer.





Hall

Access to;

Living Room 9'8" x 17'10"

Completed with hardwood flooring, additional storage cupboards, central heating radiator and a window to the front and rear elevation.

Kitchen/Dining Room 11'10" x 17'10"

Presented with modern hardwood flooring, ample storage cupboards with work surfaces above, partially tiled walls, integrated oven and hand wash basin, large area to host a dining table, windows to the front and rear elevation and a convenient door to access outside.

WC

Two-piece suite with a low flush toilet, hand

wash basin, central heating radiator while housing the boiler and a window to the rear.

Landing

Access to;

Bedroom One 10'5" x 17'10"

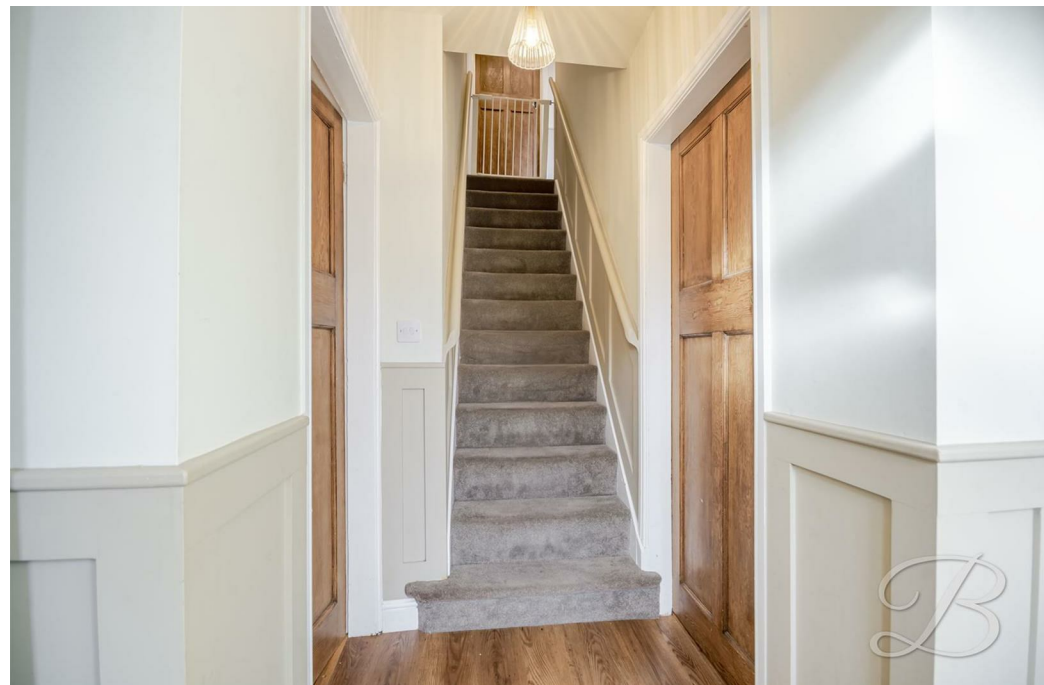
Elevated by a carpeted floor, a feature fireplace, central heating radiator and views of the front and rear of the property.

Bedroom Two 12'0" x 10'0"

Elegantly complemented by carpeted flooring, central heating radiator and a window to the front elevation.

Bedroom Three 8'11" x 7'6"

Featuring carpeted flooring, central heating radiator and views of the rear garden.



Bathroom 8'5" x 3'10"

Three-piece suite with low flush toilet, hand wash basin, bath with an overhead shower and twin windows to the rear elevation.

Outside

To the front, off-road parking comfortably accommodates two vehicles, with the real highlight being the large, private rear garden, offering a blend of patio and lawn perfect for relaxing or entertaining.





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		
(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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