

£375,000 Freehold

2 OAK TREE AVENUE I EDWINSTOWE I MANSFIELD I NG21 9NF

BuckleyBrown
ESTATE AGENTS

CHARMING, CONTEMPORARY AND SPACIOUS!!!...Situated on the ever-popular Oak Tree Avenue in the heart of Edwinstowe, this beautifully presented home combines village charm with modern convenience. Sherwood Forest, local amenities, schools, cafés and transport links are all just moments away, making it an ideal location for family life.

The ground floor immediately impresses with light and space. A contemporary kitchen offers integrated storage, sleek work surfaces and a sociable seating area, with dual-aspect windows and direct garden access seamlessly connecting indoor and outdoor living.

The main living room is bright and airy, providing a cosy space to relax, while a second reception room, open to the kitchen, is perfect for hosting guests with room for a dining table and easy entertaining flow. A stylish ground floor WC completes the layout.

Upstairs, three well-proportioned bedrooms provide restful retreats, with the main bedroom enjoying views to both front and rear. The modern family bathroom is finished to a high standard with a contemporary suite and tasteful tiling.

Outside, the property impresses with off-street parking and a neatly maintained front lawn. The rear garden is thoughtfully arranged over two tiers, with a patio, lawn and decked area, creating the perfect space for outdoor dining and entertaining.









Hall
Additional storage cupboards and access to;

WC 3'3" x 3'11"
Elegant one-piece suite featuring sleek tiled flooring, a stylish wall-mounted towel rail and a window to the front elevation, allowing for natural light.

Living Room 12'2" x 19'6"
Finished with plush carpeted flooring, a striking focal fireplace that adds character, central heating radiator and large windows to both the front and rear elevations, allowing an abundance of natural light throughout.

Kitchen 11'7" x 7'6"
A beautifully presented kitchen boasting ample integrated storage cupboards with sleek work surfaces, complemented by integrated appliances including an oven, electric hob with extractor fan, and a contemporary hand wash basin. Partially tiled walls and extended work surfaces provide stylish bar-stool seating. The dual-aspect window layout floods the space with natural light, offering attractive views over the rear of the property and seamless access to the outdoors.

Living Room 13'3" x 25'5"
This spacious room offers versatile space for additional seating or entertaining, with room to host a dining table. Large windows to the front and rear elevations flood the space with natural light, creating a bright and airy feel, complete with a central heating radiator.

Landing
Access to;

Bedroom One 13'3" x 17'1"
This Generously proportioned room boasts soft carpeted flooring, central heating radiator and expansive windows to both the front and rear elevations.

Bedroom Two 11'7" x 10'4"
Softly laid carpeted flooring is complemented by a central heating radiator and a well-proportioned window to the front elevation, offering pleasant views of the front of the property.

Bedroom Three 11'7" x 8'9"
Finished with carpeted flooring, central heating radiator and a well-proportioned window offering views across the rear of the property.

Bathroom 10'3" x 5'5"
Modern three-piece suite with low-level toilet, hand wash basin and a luxurious bath with overhead shower, complemented by contemporary tiling and a rear elevation window.

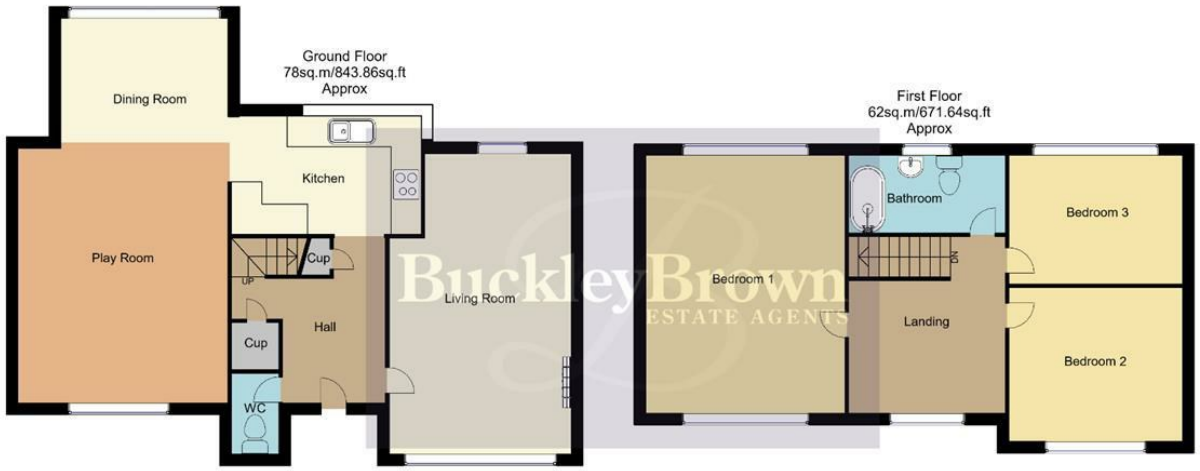
Outside
The property makes an excellent first impression with ample off-street parking and a neatly maintained front lawn. To the rear, a beautifully arranged two-tier garden comprises a patio on the lower level and a generous lawn above, complete with rear decking, creating the perfect setting for outdoor dining and entertaining.



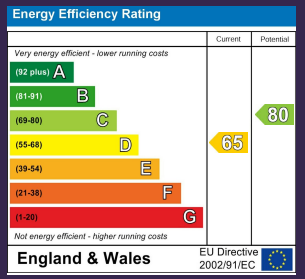





FAMILY
home



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.
CC Ltd ©2018



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.



2 OAK TREE AVENUE
EDWINSTOWE
MANSFIELD
NG21 9NF

BuckleyBrown Estate Agents

55 - 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND t: 01623 633 633
23 High Street | Edwinstowe | Nottinghamshire | NG21 9QP t: 01623 633 633
1 Market Place | Bolsover | Chesterfield | S44 6PN t: 01246 605121
www.buckleybrown.co.uk

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.