



£210,000 Freehold

28 HEWERS WAY | EDWINSTOWE | MANSFIELD | NG21 9SS

**BuckleyBrown**  
ESTATE AGENTS

SEE IT. OWN IT. ENJOY IT!!!!...Set on a peaceful, well-established street in the heart of Edwinstowe, this inviting home combines modern convenience with timeless charm. Light-filled and welcoming, it offers an effortless blend of comfort, style, and practicality.

The kitchen is a true focal point, beautifully finished with elegant vinyl flooring, integrated appliances, and clever storage, all bathed in natural light from a front-facing window. The adjacent living room continues the warm vinyl flooring and opens through luxurious French doors to the garden, creating a bright and versatile space for relaxing or entertaining.

Upstairs, two generously sized bedrooms are complemented by a fresh, contemporary bathroom featuring a sleek three-piece suite. Each room is bright and airy, providing a serene retreat at the end of the day.

Externally, the property boasts practical off-street parking for two and a well-kept rear garden with lawn and patio – perfect for outdoor dining, play, or simply unwinding in the sunshine.

Located close to local amenities, schools, and the picturesque surroundings of Edwinstowe, this home presents a fantastic opportunity for those seeking comfort, style, and a sense of community.





### Hall

Access to;

### Kitchen 6'1" x 10'0"

Finished with elegant vinyl flooring, the kitchen features built-in storage cupboards with work surfaces, integrated appliances including an oven and hob with extractor fan, a hand wash basin and a front-facing window that fills the space with natural light.

### Living Room 12'10" x 13'2"

Continuing the vinyl flooring, the space features additional practical storage cupboards, luxurious French doors providing access to the garden and a central heating radiator for comfort.

### WC 2'7" x 5'6"

A practical two-piece suite with a low-flush toilet, hand wash basin and a side-facing window for natural light and ventilation.

### Landing

Access to;

### Bedroom One 8'7" x 12'10"

Featuring soft, comfortable carpeted flooring, handy storage cupboards for added convenience and twin windows that flood the room with natural light.

### Bedroom Two 8'2" x 12'10"

Carpeted flooring beneath and twin rear-facing windows that flood the room with natural light, creating a bright and inviting space.



### Bathroom 6'2" x 6'5"

Freshly feel, three-piece suite with a low-flush toilet, sleek hand wash basin, and bath with overhead shower—bright, clean, and ready to use.

### Outside

Practical off-street parking for two at the front, with a well-kept rear garden featuring a lawn and patio—ideal for relaxing or entertaining.



Ground Floor  
33 Sq.m/ 355.27 Sq.ft  
Approx



First Floor  
33 Sq.m/ 355.73 Sq.ft  
Approx



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) <b>A</b>		<b>97</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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