



Guide Price £280,000 Freehold

6 HICKS GROVE | EDWINSTOWE | MANSFIELD | NG21 9SP

BuckleyBrown
ESTATE AGENTS

****GUIDE PRICE £280,000 - £290,000****

STUNNING VILLAGE LOCATION!...

Situated in the highly sought-after village of Edwinstowe, this beautifully presented family home offers the perfect blend of comfort, style, and convenience. Surrounded by scenic walking routes and within easy reach of well-regarded schools, local amenities, and excellent transport links, this is a property that truly must be viewed to be fully appreciated.

Upon entering via the welcoming porch, you are led into a cosy yet spacious living room, filled with natural light and offering ample space for a range of furnishings—ideal for relaxing or entertaining. The modern kitchen is fitted with stylish cabinetry and generous work surfaces, creating a practical and attractive space for cooking. The adjoining dining area benefits from patio doors opening out onto the rear garden, seamlessly blending indoor and outdoor living—perfect for alfresco dining during the warmer months. A useful utility room and convenient ground floor WC complete the downstairs accommodation.

To the first floor, the property offers three well-proportioned bedrooms. The principal bedroom features fitted wardrobes and the added luxury of its own en suite shower room. The remaining bedrooms are served by a contemporary family bathroom, complete with a sleek three-piece suite in white.

Externally, the property continues to impress. To the front, a driveway provides off-street parking and access to the garage. The rear garden is mainly laid to lawn, complemented by mature borders, creating a private and peaceful outdoor space—ideal for families, entertaining, or simply unwinding in the sunshine.





Porch

Giving access to;

Living Room 10'11" x 14'6"

A bright and welcoming space featuring carpet flooring, a window to the front elevation allowing for plenty of natural light, and a central heating radiator.

Kitchen/Dining Room 13'11" x 9'6"

Fitted with a range of matching wall and base units complemented by work surfaces with an inset sink and drainer with mixer tap. There is an integrated oven with gas hob and extractor hood above. A window overlooks the rear elevation, while patio doors open out to the garden. With ample space for dining furniture, this is an ideal area for both everyday living and entertaining.

Utility Room

Offering additional cabinetry, work surface space, and plumbing for essential appliances.

WC

Fitted with a low flush WC and hand wash basin.

First Floor Landing

Giving access to;

Bedroom One 10'10" x 10'3"

A well-proportioned principal bedroom with carpet flooring, a window to the front elevation, two fitted wardrobes, and access to its own en suite.

En Suite 5'2" x 6'9"

Comprising a three-piece suite including a shower, low flush WC, and hand wash basin.



Bedroom Two 9'10" x 9'9"

Featuring carpet flooring, a window to the rear elevation, and a central heating radiator.

Bedroom Three 9'4" x 6'5"

With carpet flooring, a window to the rear elevation, and a central heating radiator—ideal as a bedroom, nursery, or home office.

Bathroom 5'6" x 6'3"

Fitted with a three-piece suite comprising a panelled bath, low flush WC, and hand wash basin. Partly tiled walls and a window to the side elevation complete the space.

Garage 8'3" x 16'4"

Providing secure parking or useful additional storage space.

Outside

To the front, a driveway provides off-street parking. To the rear, there is a well-maintained garden, mainly laid to lawn with mature borders and a charming summer house—perfect for enjoying the warmer months.





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 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. Specially 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			82
(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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