

BuckleyBrown  
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£150,000

Fourth Avenue, Edwinstowe,  
Mansfield,

Welcome to **BuckleyBrown**, where every home is carefully presented, so you can explore with clarity and confidence.

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"A well-planned home that provides a good level of internal space, with accommodation that flows well and offers flexibility for a variety of uses, making it a functional option within its category."

Luke, Valuer



## THE ONE FOR YOU

### *A Great Opportunity to Make It Your Own*

This three-bedroom terraced house offers a great opportunity for buyers looking to put their own stamp on a property. While it would benefit from some modernisation, it provides a solid foundation and is ready to be transformed into a comfortable and personalised home.



## THE FINER DETAILS

*Situated in the sought-after village of Edwinstowe, this three-bedroom terraced home presents a great opportunity for buyers looking to create a home to their own taste.*

The ground floor comprises an entrance hall, a fitted kitchen featuring traditional wooden ceiling beams, a spacious living room, and a convenient WC. A rear porch adds further practicality, offering additional access to the garden.

To the first floor, there are three well-proportioned bedrooms and a family bathroom, providing comfortable accommodation for families or those needing extra space.

Externally, the property benefits from a generous rear garden with a patio area, ideal for outdoor seating and entertaining.





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## LIFE IN EDWINSTOWE

*Edwinstowe is a charming and historic village nestled in the heart of Sherwood Forest, offering a unique blend of rural tranquillity and vibrant community life. Located to the north of Mansfield, it provides an idyllic residential setting that appeals to those seeking a slower pace of life without feeling isolated.*

Edwinstowe is famously associated with the legend of Robin Hood and is home to the picturesque St Mary's Church, traditionally believed to be the site of Robin Hood's marriage to Maid Marian. This sense of history gives the village a distinctive character, complemented by its welcoming and close-knit community atmosphere.

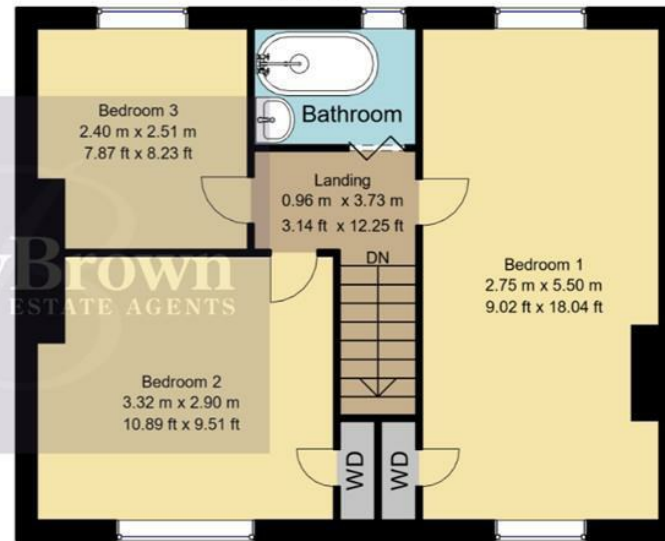
The village centre offers a range of everyday amenities, including independent shops, cafés, pubs, and essential services, alongside a primary school and healthcare facilities. While smaller than nearby towns, Edwinstowe is well-equipped for daily needs, making it especially attractive to families, retirees, and those looking for a more relaxed lifestyle.



Ground Floor  
40sq.m/435.62sq.ft  
Approx



First Floor  
40sq.m/435.62sq.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.

## Key Features

Fitted kitchen with characterful traditional wooden ceiling beams

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Spacious and comfortable living room ideal for relaxing and entertaining

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Convenient ground floor WC

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Practical rear porch with additional garden access

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Three well-proportioned first floor bedrooms

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Family bathroom serving all bedrooms

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Generous rear garden offering excellent outdoor space

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Patio area perfect for outdoor seating and entertaining

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exceptional representation.

Let's Chat.

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