



£170,000 Freehold

9 SECOND AVENUE | EDWINSTOWE | MANSFIELD | NG21 9NX

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ESTATE AGENTS

EARLY VIEWING ADVISED!...Positioned on the ever-popular Second Avenue, this well-maintained property offers a welcoming blend of comfort and practicality, perfectly suited to modern family life and conveniently located close to local amenities and transport links.

Stepping inside, the hallway leads into a bright and inviting living room where a feature fireplace creates a cosy focal point. French door opens out to the garden, filling the space with natural light and making it ideal for both relaxing evenings and entertaining guests. The kitchen is thoughtfully arranged with ample worktop and storage space, integrated appliances and a clean, contemporary finish, with direct access outside for added convenience. Flowing from here, the conservatory provides a versatile additional living space—perfect for dining, entertaining or simply enjoying views of the garden throughout the seasons.

The first floor offers three comfortable bedrooms, each providing flexible accommodation to suit a growing family, guests or home working. The main bedroom enjoys a peaceful outlook to the rear, while the remaining rooms are well proportioned and thoughtfully laid out. Completing the accommodation is a family bathroom fitted with a contemporary three-piece suite and shower over the bath.

The property features a gated lawn to the front and a generous rear garden, complete with a large lawn and a patio area, ideal for outdoor dining and entertaining.

With its practical layout, light-filled spaces and desirable village location, this property presents a wonderful opportunity to create a long-term home in one of Edwinstowe's most established residential areas.





Hall

With access to;

Living Room 10'6" x 16'9"

Laminate flooring, featured fireplace, central heating radiator, window overlooking the front of the property and a French door providing access to outside.

Kitchen 17'2" x 8'11"

Laminate flooring, storage cupboards with work surfaces above, integrated oven and hand wash basin, hob with extractor fan above, central heating radiator and a door to access outside.

Conservatory 12'1" x 6'3"

Tiled flooring, work surface table and a door to access outside.

Landing

With access to;

Bedroom One 9'4" x 8'10"

Carpeted flooring, central heating radiator and a window overlooking the rear of the property.

Bedroom Two 9'3" x 10'2"

Carpeted flooring, additional built-in storage cupboard, central heating radiator and a window to the front.

Bedroom Three 8'4" x 8'4"

Carpeted flooring, central heating radiator and a window overlooking the rear of the property.

Bathroom 7'11" x 4'3"

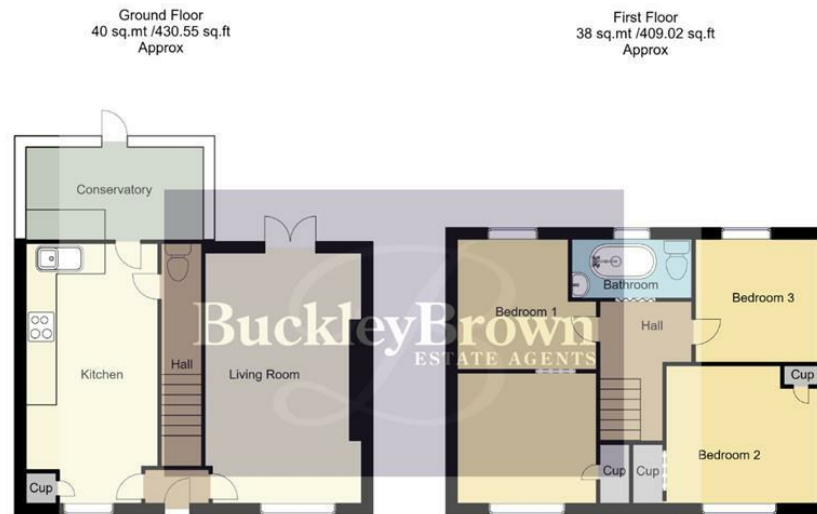
Three-piece suite with low flush toilet, hand wash basin, bath with overhead shower and a window to the rear.

Outside



The front offers a gated lawn area. To the rear offered a large lawn with additional patio area for outdoor dining and 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	66	73
(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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