



Offers Over £160,000 Freehold

22 FIRST AVENUE | EDWINSTOWE | MANSFIELD | NG21 9NZ

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SEE IT. LOVE IT. BOOK IT!!!...Set on a quiet, well-established avenue in the sought-after village of Edwinstowe, this charming three-bedroom home blends character with modern comfort. Light-filled and welcoming, it offers a perfect balance of space, style, and practical living.

The living room features beautiful hardwood flooring and windows to both front and rear, creating a bright, inviting space ideal for relaxing or entertaining. The heart of the home is the kitchen/dining area, thoughtfully designed with tiled flooring and underfloor heating, a traditional Belfast sink, and a layout that flows seamlessly to the dining space. Additional features enhance both style and functionality, while direct access to the garden makes it perfect for family meals and social gatherings.

Upstairs, three well-proportioned bedrooms offer versatile accommodation, all flooded with natural light and enjoying pleasant views of the front or rear. The family bathroom completes the first floor with a three-piece suite and a large bath with overhead shower.

Externally, the property benefits from off-street parking to the front and a generous rear garden with decking, lawn, and patio – an ideal space for entertaining, relaxing, or enjoying the outdoors. A fitted alarm system adds extra peace of mind.

Located close to local amenities, schools, and transport links, this home combines comfort, style, and a desirable setting – a property not to be missed.





Hall

Access to;

Living Room 10'11" x 17'11"

Completed with characteristic hardwood flooring, a central heating radiator, and a light-filled interior benefiting from front and rear windows.

Kitchen/Dining Room 12'0" x 17'11"

Thoughtfully enhanced by tiled flooring, fitted storage cupboards with work surfaces above, a charming Belfast sink and further benefits including an electric hob, integrated oven and a front-facing window. A welcoming rear-elevation space, well suited to a dining table, complemented by additional storage cupboards, a window and a door leading outside.

Landing

Access to;

Bedroom One 7'8" x 17'11"

Featuring a spacious area with carpeted flooring, central heating radiator and windows to both the front and rear elevations, allowing natural light to flow throughout.

Bedroom Two 9'3" x 10'9"

This well-appointed space combines carpeted flooring, an additional storage cupboard, central heating radiator and a front-facing window, creating a bright and functional environment.

Bedroom Three 7'10" x 8'2"

A light-filled space with carpeted flooring, central heating radiator and a rear-facing window providing pleasant garden views.



Bathroom 4'0" x 7'0"

Three-piece suite featuring tiled walls, low-flow flush toilet, hand wash basin and a large bath with an overhead shower, complemented by a rear-facing window.

Outside

To the front, the property offers practical off-street parking, while to the rear, a generous garden features a decking area leading to a lawn and further on to a patio – the perfect space for hosting and entertaining.



Ground Floor
44 Sq.m/ 477.75 Sq.ft
Approx



First Floor
44 Sq.m/ 473.93 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) A			
(81-91) B			
(69-80) C		75	81
(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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