



Offers Over £150,000 Freehold

29 FIRST AVENUE | EDWINSTOWE | MANSFIELD | NG21 9NZ

BuckleyBrown
ESTATE AGENTS

FAB-U-LOUS POTENTIAL!

A spacious three-bedroom end-terrace home offering an excellent opportunity for families to create a wonderful long-term home in the heart of the highly regarded village of Edwinstowe. While the property is a little dated, it benefits from generous room sizes, a practical layout and fantastic scope to modernise and add value.

The accommodation begins with an entrance hall and staircase to the first floor. There is a welcoming lounge, ideal for family relaxation, and a good-sized kitchen which comfortably accommodates a small dining table, perfect for everyday meals and family time. There is also potential to further enhance the space into a modern kitchen/diner, subject to the necessary consents. Completing this floor is a convenient WC.

Upstairs, the first floor hosts three well-proportioned bedrooms and a family bathroom, offering flexible space for growing families, home working or guest accommodation.

Externally, the property benefits from a shared driveway providing off-street parking. To the rear is a large, enclosed garden, offering an excellent and safe space for children to play, outdoor entertaining or future extension, subject to planning permission.

Located in Edwinstowe, the home is ideally placed for local schools, shops, cafés, parks and leisure facilities, along with beautiful countryside walks and the famous Sherwood Forest right on the doorstep. The village is well known for its strong community feel, making it a popular choice for families.

Homes with this level of space, garden and potential in such a sought-after family location are rarely available. Early viewing is highly recommended.





Hall

Housing the stairs to first floor accommodation and giving access too;

Living Room 10'11" x 18'0"

Complete with dual aspect windows, a feature fire place, carpet flooring and central heating radiator.

Kitchen 8'6" x 18'0"

Complete with a range of matching wall and base units with work surface over, inset sink and drainer with mixer tap, space for free standing over with extractor hood above. There are dual aspect windows, central heating radiator and access to the hall leading to the WC and back door to the rear garden.

WC 2'11" x 5'8"

Having a low flush WC and window to rear elevation.

Landing

Giving access to;

Bedroom One 18'1" x 9'0"

Complete with dual aspect windows, carpet flooring, two built in cupboards and central heating radiators.

Bedroom Two 10'10" x 9'6"

Complete with window to front elevation, carpet flooring, build in cupboard and central heating radiator.

Bedroom Three 7'10" x 8'2"

Complete with window to rear elevation, carpet flooring and central heating radiator.

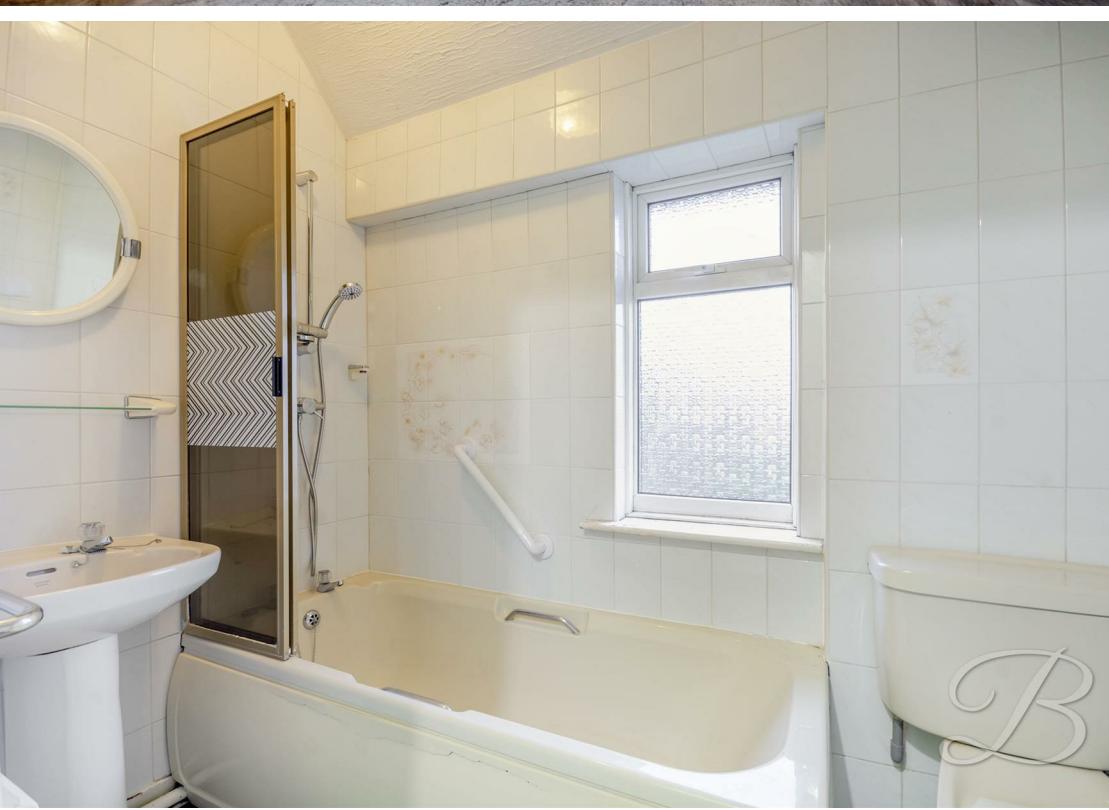


Bathroom 7'8" x 6'6"

Complete with a three piece suite comprising of a panelled bath with shower over, hand wash basin and low flush WC.

Outside

To the front of the property there is a lawned garden with hedged boundaries and steps leading to the front door. To the side there is a share driveway providing off street parking and access to the garage. The rear garden is a fantastic size being mostly laid to lawn with mature shrubbery, there is an abundance of space to make it your own and enjoy 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. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-81) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

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.

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