



Price Guide £500,000

23 BROCKLEHURST DRIVE | EDWINSTOWE | MANSFIELD | NG21 9JW

BuckleyBrown
ESTATE AGENTS

****GUIDE PRICE £500,000-£525,000****

LUXURY LIVING AT ITS FINEST!!!!...

Located in the highly desirable village of Edwinstowe, this generous five-bedroom detached property offers the perfect blend of space, comfort, and convenience. Surrounded by green spaces and within easy reach of Sherwood Forest, local shops, schools, and amenities, it's an ideal setting for family life.

Step inside and be greeted by a welcoming entrance hall that flows seamlessly into a spacious, light-filled living room. A feature fireplace adds a cosy focal point, while double doors open into a bright, airy conservatory – the perfect spot to unwind and soak in the garden views all year round. To the front of the home, the separate dining room provides a versatile space – ideal for family meals and hosting dinner parties. The heart of the home is the well-equipped kitchen, offering ample worktop space, a range of fitted units and integrated appliances. It's designed for both functionality and comfort, with doors providing easy access to the conservatory – great for summer dining – and an internal door leading conveniently into the integral garage. A stylish downstairs WC adds extra convenience to the ground floor layout.

Upstairs, you'll find five generous bedrooms offering ample space for the whole family. The master suite and second bedroom both enjoy their own sleek en-suite shower rooms and built-in wardrobes, adding comfort and practicality. The remaining bedrooms are well-proportioned and served by a contemporary family bathroom with a modern three-piece suite.

Outside, the home continues to impress – the front boasts a neatly laid lawn with a pathway to the front door- providing great kerb appeal. As well as a driveway and integral garage. To the rear, you'll find a beautifully maintained garden with laid lawn, a patio seating area, established shrubbery, mature trees, and secure fencing – ideal for those outdoor activities and family BBQ's.

Call today to arrange a viewing!





Entrance Hall

With wood effect laminate flooring, central heating radiator, stairs rising to the first floor and surrounding doors providing access into;

Living Room 15'3" x 23'7"

With carpeted flooring, feature fireplace, window to front elevation and double doors leading through to the conservatory.

Dining Room 12'0" x 14'3"

With wood effect laminate flooring, central

heating radiator, window to front elevation and a door providing access into the kitchen.

Kitchen 15'5" x 8'11"

Complete with a range of matching wall and base units with ample worktop surfaces. It features an inset sink and drainer, integrated oven, dishwasher and fridge and an electric hob with hood over. With a door providing access into the garage and a door providing access into the conservatory.



Conservatory 27'0" x 10'11"

Complete with surrounding windows and doors to the rear elevation with wood effect laminate flooring.

WC 3'3" x 6'5"

Complete with a low flush WC and hand wash basin.

Landing

With carpeted flooring, built in storage cupboard and surrounding doors providing access into;

Bedroom One 22'10" x 10'2"

With carpeted flooring, central heating radiator and windows to the front elevation. This room also benefits from built in wardrobes and its own en-suite facility.

En-suite 3'3" x 4'7"

Complete with a three piece suite including a walk in shower, low flush WC and hand wash basin. With a window to the side elevation.



Bedroom Two 11'11" x 13'5"

With white laminated flooring, central heating radiator and a window to the front elevation. This room also benefits from a walk in wardrobe and its own en-suite facility.

En-suite 6'2" x 7'1"

Complete with a three piece suite including a walk in shower, low flush WC and hand wash basin. With a window to the rear elevation.

Bedroom Three 8'8" x 12'0"

With carpeted flooring, central heating radiator and a window to the front elevation. This room also benefits from a built in wardrobe.

Bedroom Four 8'9" x 8'7"

With carpeted flooring, central heating radiator and a window to the rear elevation.

Bedroom Five 9'2" x 8'7"

With carpeted flooring, central heating radiator and a window to the rear elevation.

Bathroom 14'0" x 5'6"

Complete with a three piece suite including a bath, low flush WC and hand wash basin. With windows to the rear elevation.

Outside

The front offers a large driveway with off

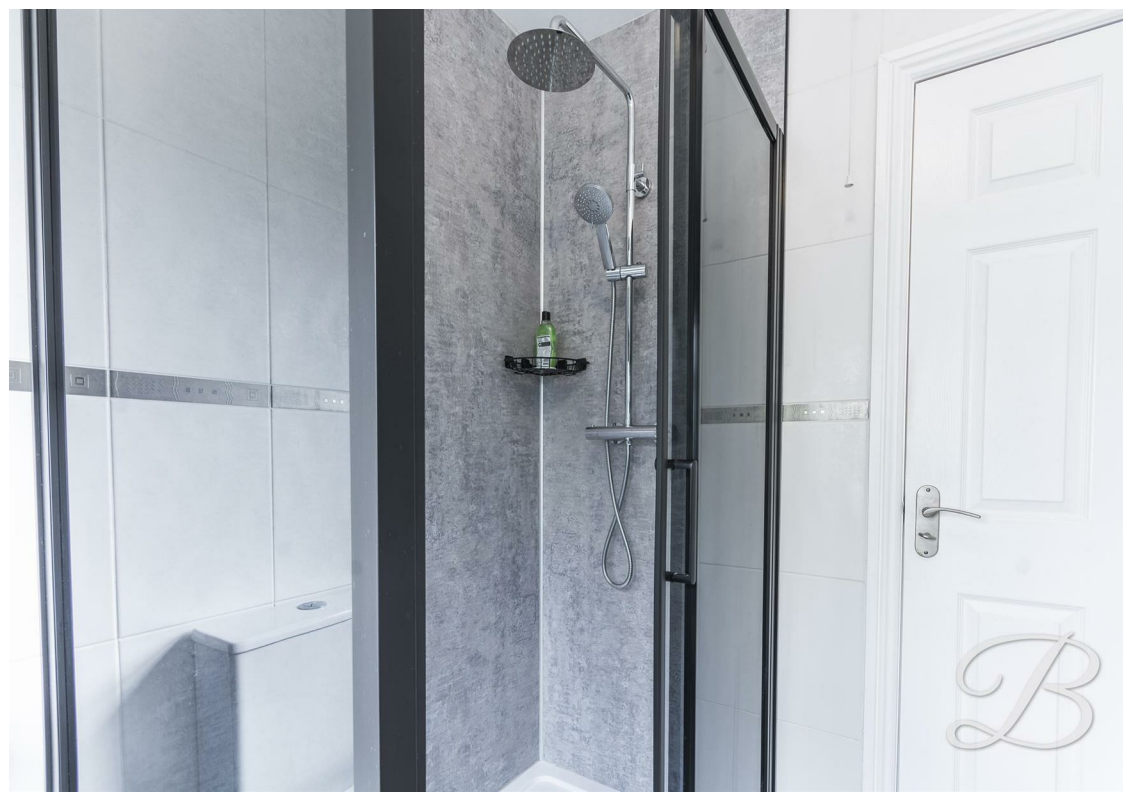


road parking for up to 5 cars, garage, laid lawn, and a path to the front door. The rear features a laid lawn, patio seating area, fencing, shrubbery, and mature trees.

Garage 12'1" x 20'3"

Accessible from the front and rear elevation, as-well as through the kitchen. The garage has further cabinetry and space and plumbing for a washing machine and dryer.







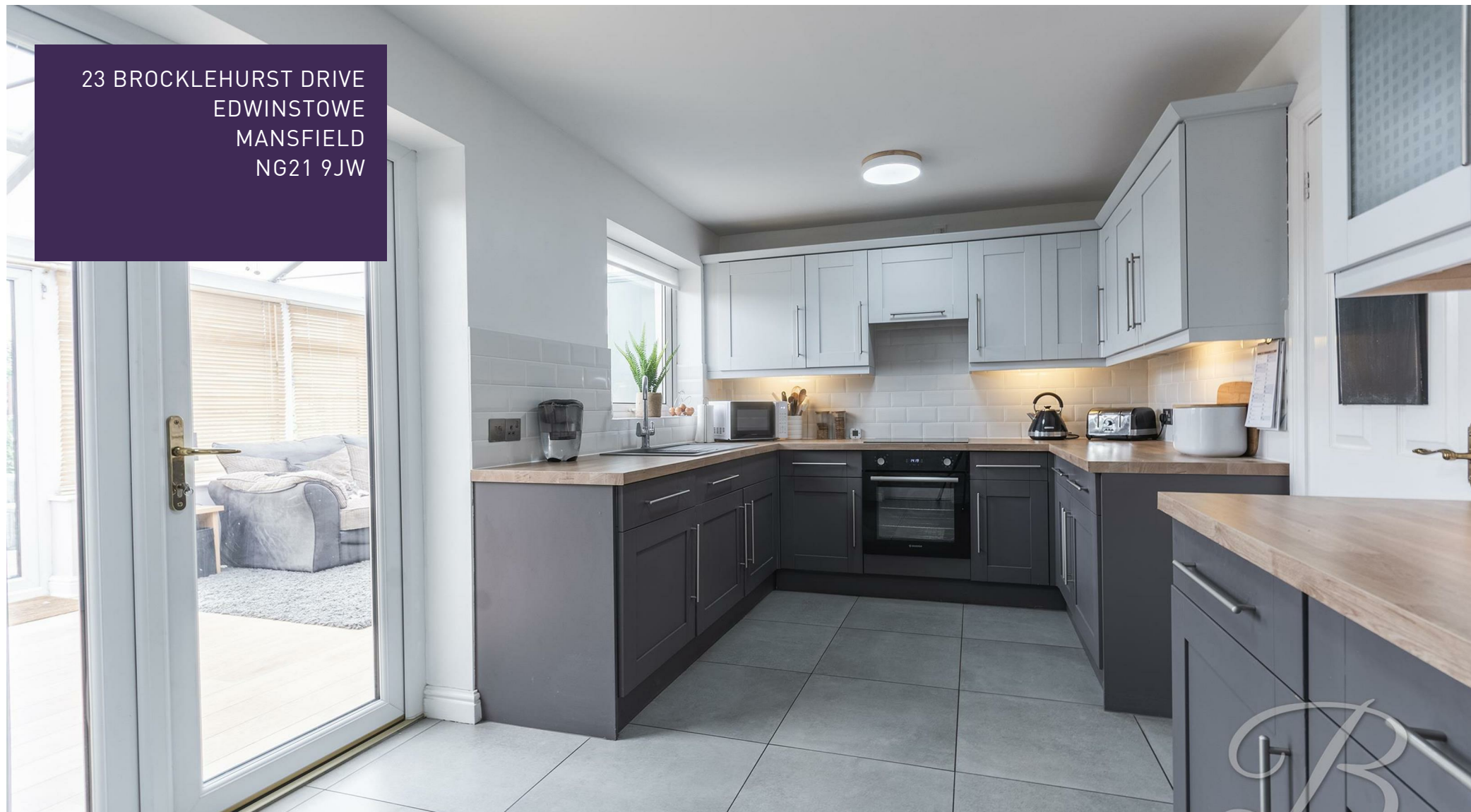
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. 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. 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		
(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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