



£315,000 Freehold

10 MELLORS ROAD | EDWINSTOWE | MANSFIELD | NG21 9RY

**BuckleyBrown**  
ESTATE AGENTS

WHAT A BEAUTY!..We are delighted to present this highly desirable four-bedroom detached family home, now offered for sale. Beautifully presented throughout and designed with modern family living in mind, this spacious home with garage and off-road parking truly ticks all the boxes.

Ideally situated in the sought-after village of Edwinstowe, the property enjoys convenient access to local amenities, reputable schools and excellent transport links, making it perfect for families and commuters alike.

Step inside to a welcoming entrance hall, leading to a convenient downstairs WC fitted with a modern white suite. Storage is plentiful, with a handy under-stairs cupboard.

The home boasts two generous reception rooms. The main lounge is a warm and inviting space, complete with a stunning feature fireplace and direct access to the rear garden — perfect for relaxing or entertaining. The second reception room serves as a formal dining room, bright and open-plan in feel, flowing seamlessly into the contemporary fitted kitchen and utility area. The kitchen is well-equipped with a range of attractive matching units, offering both style and practicality.

Upstairs you'll find four well-proportioned bedrooms. The master bedroom benefits from its own private en-suite shower room, adding a touch of luxury. Three of the four bedrooms feature fitted wardrobes, providing excellent additional storage. The family bathroom is fitted with a modern white suite, including a panelled bath. The landing also offers access to an airing cupboard and the loft.

Externally, the property continues to impress. The enclosed rear garden features a patio seating area ideal for outdoor dining, with the remainder laid to lawn — a perfect space for children and entertaining. Gated rear access leads to the single garage and off-road parking.

This outstanding home truly stands out from the crowd and now presents an exciting opportunity to purchase. Early viewing is highly recommended!





### Entrance Hall

Giving access to;

### Living Room

Complete with a focal electric fire place, carpet flooring, central heating radiator, window to front elevation and patio doors leading to the rear garden.

### Dining Room

Complete with a window to front elevation, laminate flooring, central heating radiator and an archway into the kitchen.

### Kitchen

Complete with a range of matching wall and base units with complimentary work surface over, inset sink and drainer with mixer tap over, integrated oven with gas hob and extractor hood. There is a window

to rear elevation, space and plumbing for essential appliances and benefits from having a breakfast bar.

### First Floor Landing

Giving access to;

### Bedroom One

Complete with carpet flooring, central heating radiator, window and access to your very own ensuite facilities.

### En Suite

Complete with a three piece suite comprising of a vanity hand wash basin, low flush WC and shower cubicle.

### Bedroom Two

Having carpet flooring, window and central heating radiator.



### Bedroom Three

Having carpet flooring, window and central heating radiator.

### Bathroom

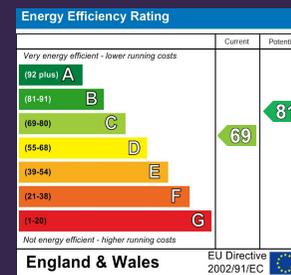
Complete with a three piece which includes panelled bath, low flush WC and hand wash basin.

### Outside

To the front of the property there is a gravelled boarder with mature shrubbery. To the rear there is a fenced garden with is mostly laid to lawn. The property also benefits from having a single garage and driveway.



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.



10 MELLORS ROAD  
EDWINSTOWE  
MANSFIELD  
NG21 9RY



## BuckleyBrown Estate Agents

55 - 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND  
23 High Street | Edwinstowe | Nottinghamshire | NG21 9QP  
1 Market Place | Bolsover | Chesterfield | S44 6PN  
[www.buckleybrown.co.uk](http://www.buckleybrown.co.uk)

t: 01623 633 633  
t: 01623 633 633  
t: 01246 605121



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.