

£775 PCM

Trinity Road, Edwinstowe, Mansfield,

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"An exceptional ground floor flat which offers space and style"

- Hollie Carter, Associate Lettings Director



## Simple, easy living at its best...

The property comprises two bedrooms, with the main bedroom benefiting from an en-suite shower room. There is also a separate family bathroom.

To the rear of the property is a spacious open-plan living and kitchen area, providing a bright and practical space for both relaxing and entertaining.

Overall, the property has a straightforward and practical layout, with the accommodation flowing naturally from the entrance through to the main living space.



## Step Inside

Upon entering the property, you are welcomed into a central hallway, providing access to all of the main rooms and offering a useful storage cupboard.

To the front of the property are two bedrooms. The main bedroom benefits from its own en-suite shower room, while the second bedroom provides a comfortable and versatile space which could also work well as a home office or guest bedroom.

The property also benefits from a separate family bathroom, complete with a bath, wash hand basin and WC.

Moving through to the rear of the property is the open-plan living and kitchen area. The living room provides a comfortable space for relaxing and entertaining, with plenty of natural light coming through the windows.

The kitchen sits alongside the living area and offers a practical layout with a range of fitted units, worktop space and integrated appliances.

Overall, the property offers well-proportioned accommodation throughout, with two bedrooms, two bathrooms and a sociable open-plan living and kitchen space. The ground-floor position also provides convenient access to the property, making this a practical home for a variety of tenants.





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## Life in Edwinstowe

Edwinstowe is a well-established and picturesque village in the heart of Nottinghamshire, set within the historic surroundings of Sherwood Forest. Known for its strong connection to the legend of Robin Hood, the village offers a blend of local amenities, community spirit and access to some of the region's most attractive countryside, making it an appealing location for a wide range of buyers.

The village itself provides a good selection of everyday amenities, with Edwinstowe High Street offering a variety of independent shops and local businesses. There is also a strong sense of community, with a range of local activities and services catering to residents of different ages.

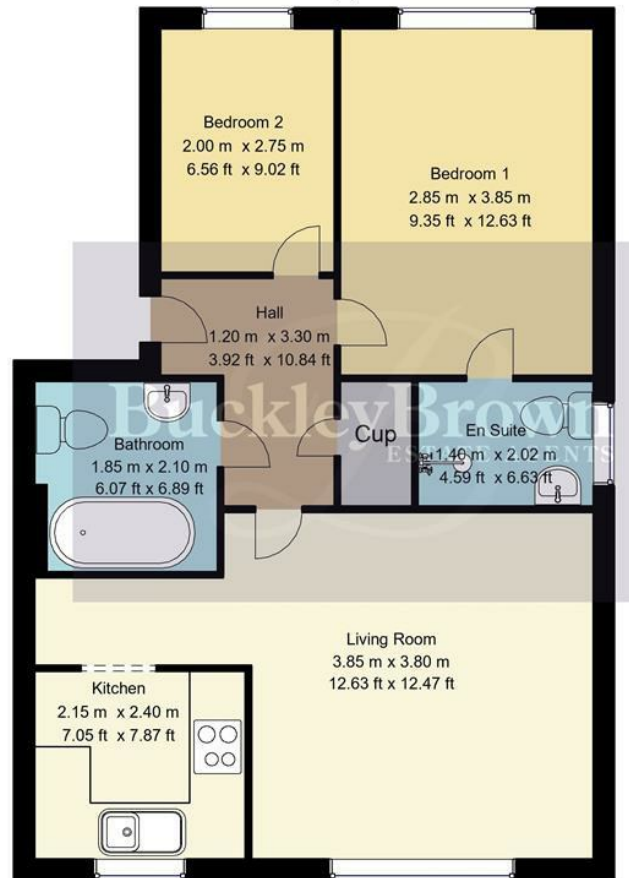
One of Edwinstowe's main attractions is its proximity to Sherwood Forest, with the Sherwood Forest Visitor Centre and National Nature Reserve within easy reach of the village. The surrounding woodland provides an extensive network of walking routes and trails, as well as opportunities to enjoy the area's rich history, wildlife and famous ancient oak trees, including the legendary Major Oak.

The wider area is particularly well suited to those who enjoy an outdoor lifestyle. Sherwood Pines, Rufford Abbey Country Park, Thoresby Park and Clumber Park are all within the surrounding area, offering opportunities for walking, cycling, leisure and exploring the Nottinghamshire countryside. The village also provides access to the Robin Hood Way and nearby woodland trails.

Edwinstowe is particularly suited to those looking to enjoy a quieter village setting without being too far from larger towns and amenities. With its combination of local facilities, strong community character, historic surroundings and immediate access to Sherwood Forest and the Nottinghamshire countryside, Edwinstowe offers an attractive balance between village living and convenient connectivity.



Ground Floor  
55sq.m/589.27sq.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.

## Key Features

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A Stylish Ground Floor Apartment

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Available Now

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En-Suite Facility

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Freshly decorated throughout

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Spacious Lounge/Diner

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Allocated Parking

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Two Bedrooms

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Size Approx  
589.27sq ft

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Council Tax Band:  
A

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EPC Rating:  
C

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These particulars are intended as a guide only and do not form part of any offer or contract. All descriptions, measurements, images and plans are provided for illustration purposes and should not be relied upon as statements of fact. Prospective purchasers should satisfy themselves as to the accuracy of the information. Buckley Brown Estate Agents accept no liability for any loss arising from reliance on these details.

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exceptional representation.

Let's Chat.

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