



£265,000

4 BEVIN PLACE | EDWINSTOWE | NG21 9TB

**BuckleyBrown**  
ESTATE AGENTS

## YOUR NEXT CHAPTER, WITH NO UPWARD CHAIN...

This beautifully presented four bedroom townhouse, set across three spacious floors, is located in the highly sought-after area of Edwinstowe. The property offers an ideal combination of modern comfort, spacious living, and a convenient location, making it the perfect family home. With its well-thought-out layout, outdoor space, and proximity to local amenities, it's a property not to be missed.

The ground floor boasts an open-plan kitchen, dining, and living area, creating a bright and airy space for family gatherings and entertaining. The modern kitchen is well-equipped, while the dining and living areas provide ample space for relaxing and hosting guests. Double doors open to the rear garden, seamlessly blending indoor and outdoor living. This floor also includes a versatile office space, perfect for those working from home, along with a convenient WC.

On the first floor, you'll find two generously sized bedrooms, with the master bedroom featuring an ensuite bathroom for added privacy and convenience. The second bedroom is currently being utilised as a living room.

The second floor offers two additional bedrooms, both with velux windows, which flood the rooms with natural light, creating a bright and welcoming atmosphere. The second floor also features the main bathroom, complete with a three-piece suite, including a bath—ideal for relaxing after a long day.

Externally, the property offers a driveway at the front, providing ample off-road parking. The rear garden is a peaceful retreat, with a laid lawn offering space for outdoor activities. The paved patio seating area is ideal for outdoor dining or relaxation. Surrounding fences offer privacy, making the garden a serene and secure space.

Call today to arrange a viewing!!





#### Entrance Hall

With laminate flooring, stairs rising to first floor, built in storage cupboard and surrounding doors providing access into;

#### Kitchen 6'4" x 6'0"

This kitchen boasts matching cabinetry and worktops, creating a cohesive and modern look. It includes an inset sink and drainer, with an integrated eye-level oven and electric hob with a chrome hood over. The open-plan design flows effortlessly into the living and dining room, making the space feel bright and spacious.

#### Living/ Dining Room 13'6" x 10'7"

The living/dining room features laminate flooring and offers ample space for sofas, a dining table, and other furnishings. Double doors lead out to the garden, enhancing the room's light and airy feel while providing easy access to outdoor space.

#### Office 6'4" x 7'10"

The office space offers flexibility to be tailored to your needs, whether for work, study, or creative pursuits. It provides ample room for furniture and equipment, allowing you to set it up to suit your style and preferences.

#### WC 3'1" x 3'1"

Complete with a low flush WC and hand wash basin.

#### Landing

With surrounding doors providing access into;

#### Bedroom One 13'6" x 10'8"

Complete with carpeted flooring, central heating radiator and windows to the rear elevation. This room further benefits from its own en-suite facility.

#### En-suite 6'0" x 6'4"

Complete with a three piece suite including a walk in shower, low flush WC and hand wash basin.



#### Bedroom Two 13'7" x 10'7"

Complete with carpeted flooring, central heating radiator and windows to the front elevation. This room is currently being utilised as a living room.

#### Landing

Surrounding doors provide access into;

#### Bedroom Three 13'6" x 10'4"

Complete with carpeted flooring, central heating radiator and velux windows.

#### Bedroom Four 13'8" x 10'7"

Complete with carpeted flooring, central heating radiator and velux windows.

#### Bathroom 5'11" x 6'5"

Complete with a three piece suite including a bath with an over head shower, low flush WC and hand wash basin.

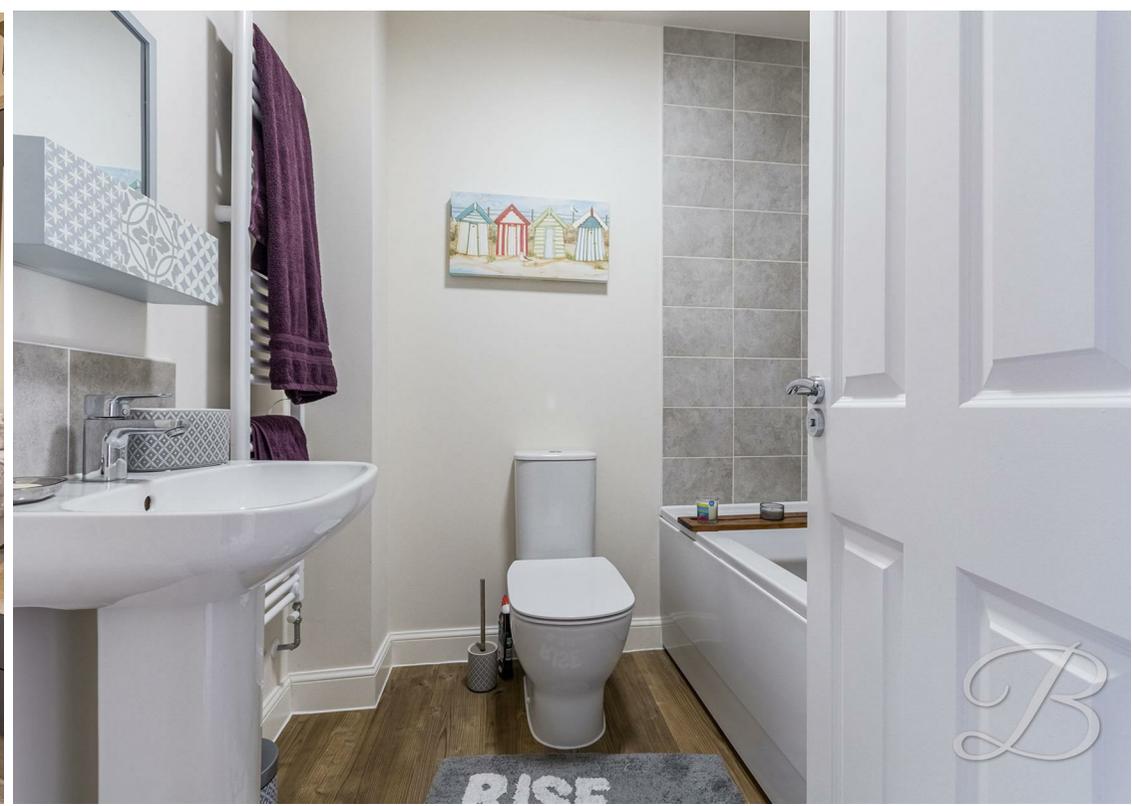
#### Outside

The front of the property includes a driveway,

offering off-road parking for added convenience. At the rear, the garden is complemented by a laid lawn, and a paved patio seating area which creates a perfect spot for outdoor dining or relaxation, while surrounding fences offer privacy.

#### Additional information

The attic space is the entire length of the house and is fully bordered.





**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) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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