

Buckley Brown
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£350,000

Mansfield Road, Edwinstowe,
Mansfield,

Welcome to **BuckleyBrown**, where every home is carefully presented, so you can explore with clarity and confidence.

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"I can really see this being the perfect next home for a growing family. With the option to create a fourth bedroom or a fantastic home study, there's so much flexibility to make the space work exactly how you want it."

- Luke, Senior Valuer



A CLASSIC HOME WITH AN EXCITING FUTURE

Offering an exciting opportunity to create a wonderful family home, this three-bedroom detached property has been well cared for over the years and provides generous, versatile accommodation throughout.

While the interiors would benefit from modernisation, the home offers an excellent foundation with plenty of character and potential for its next owners to update, personalise and truly make their own.



THE FINER DETAILS

Stepping inside, the entrance hallway provides access to a generous and versatile ground-floor layout.

The fully equipped kitchen/diner offers plenty of space for everyday family meals, while the spacious living room benefits from sliding doors that bring in an abundance of natural light. A separate snug provides an additional reception space with direct access to the garden, complemented by a versatile office that could equally be used as a playroom or hobby room. A convenient ground-floor WC completes the accommodation on this level.

Upstairs, the property offers three generously sized bedrooms, providing plenty of space for family life and the opportunity to update each room to suit your own style. A family bathroom and separate WC complete the first floor, adding practicality to the home's well-proportioned layout.

Externally, the property benefits from a private driveway and garage, providing off-road parking and useful additional storage. To the rear, the substantial enclosed garden is a real highlight, featuring an expansive lawn bordered by established shrubs and planting, offering a fantastic outdoor space with plenty of potential to landscape and make your own.





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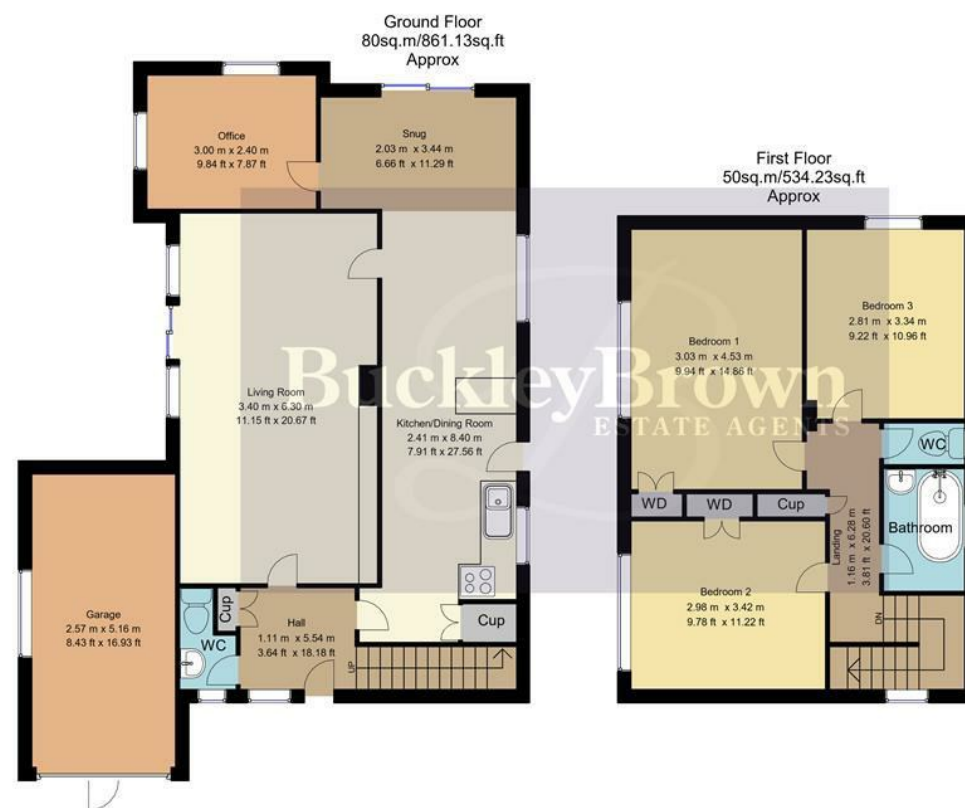
LIFE IN EDWINSTOWE

Edwinstowe is a charming Nottinghamshire village best known for its connection to the legendary Sherwood Forest, offering a wonderful blend of village life, local character and beautiful countryside.

The bustling High Street provides a range of independent shops, cafés, pubs and everyday amenities, while families benefit from local schools and recreational facilities. With Sherwood Forest and its extensive walking and cycling routes right on the doorstep, the village is particularly appealing to those who enjoy an active outdoor lifestyle.

Despite its peaceful setting, Edwinstowe is well positioned for access to Mansfield, Worksop, Ollerton and the wider Nottinghamshire area, making it a convenient base for commuters. Nearby attractions including Rufford Abbey Country Park, Clumber Park and the wider Sherwood countryside provide plenty of opportunities for days out, while the village's welcoming community and picturesque surroundings make Edwinstowe a highly appealing place to put down roots.





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.

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Key Features

Spacious three bedrooms detached family home

Well maintained with excellent scope for modernisation

Generous kitchen/diner ideal for family living

Multiple reception spaces including living room and snug

Versatile home office

Substantial rear garden and a private driveway to the front

Size approximately 1395 sq.ft

EPC Rating D

Council tax band D

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exceptional representation.

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