



Price Guide £200,000 Freehold

21 GREENWOOD AVENUE | EDWINSTOWE | MANSFIELD | NG21 9QL

**BuckleyBrown**  
ESTATE AGENTS

\*\*\* GUIDE PRICE £200,000 - £210,000\*\*\*

HERE IT IS!...We certainly have a treat in store for you with this gorgeous three-bedroom, semi-detached house! Situated in the beautiful location of Edwinstowe. This house is a true gem and offers a well-planned layout, local amenities and a spacious rear garden. Let's take a look around...

Starting with the living room, the gorgeous feature fireplace creates a perfect space to relax and put your feet up, whilst providing ample space for entertaining family. Moving through to the open plan kitchen/dining area you are welcomed with a modern array of matching units and cabinetry, with plenty of work surfaces and an inset sink. The patio doors leading from the dining room to the rear elevation create a wonderful bright and airy space for socialising with friends and family. Just next door to the kitchen you will find the main bathroom, filled with a modern three piece suite, convenience really is on your doorstep.

Heading upstairs, from the landing you'll discover three generous sized bedrooms, providing ample space for furnishings. The master benefits from a stunning en-suite including an over head shower. The second and third bedroom both have shared access to its own low flush WC and hand basin, which is super handy!

Outside presents laid lawn and a gravelled driveway to the front allowing for off-street parking for several vehicles as-well as a detached garage. The rear of the property boasts a spacious and enclosed garden with a lawn offering the potential to become a great social setting in the summer months.

Call now to arrange a viewing!





#### Hall

With access to;

#### Living Room 13'5" x 14'1"

Including a bay window to front elevation.

#### Kitchen 8'10" x 13'5"

Complete with a modern range of cabinetry and units, including integrated appliances and window to rear elevation.

#### Bathroom 5'11" x 8'10"

Including a three-piece suite. With window to rear elevation.

#### Dining Room 6'0" x 16'7"

Complete with window to rear elevation. With window and french doors leading onto the garden.

#### Landing

With access to;

#### Bedroom One 9'4" x 17'2"

Complete with carpeted flooring, central heating radiator. With window to front elevation.

#### Bedroom Two 11'3" x 13'3"

Complete with carpeted flooring, central heating radiator. With window to rear elevation.

#### Bedroom Three 8'3" x 10'0"

Complete with carpeted flooring, central heating radiator. With window to rear elevation.

#### Ensuite 3'10" x 5'6"

Including a shower cubicle and hand wash basin.

#### WC

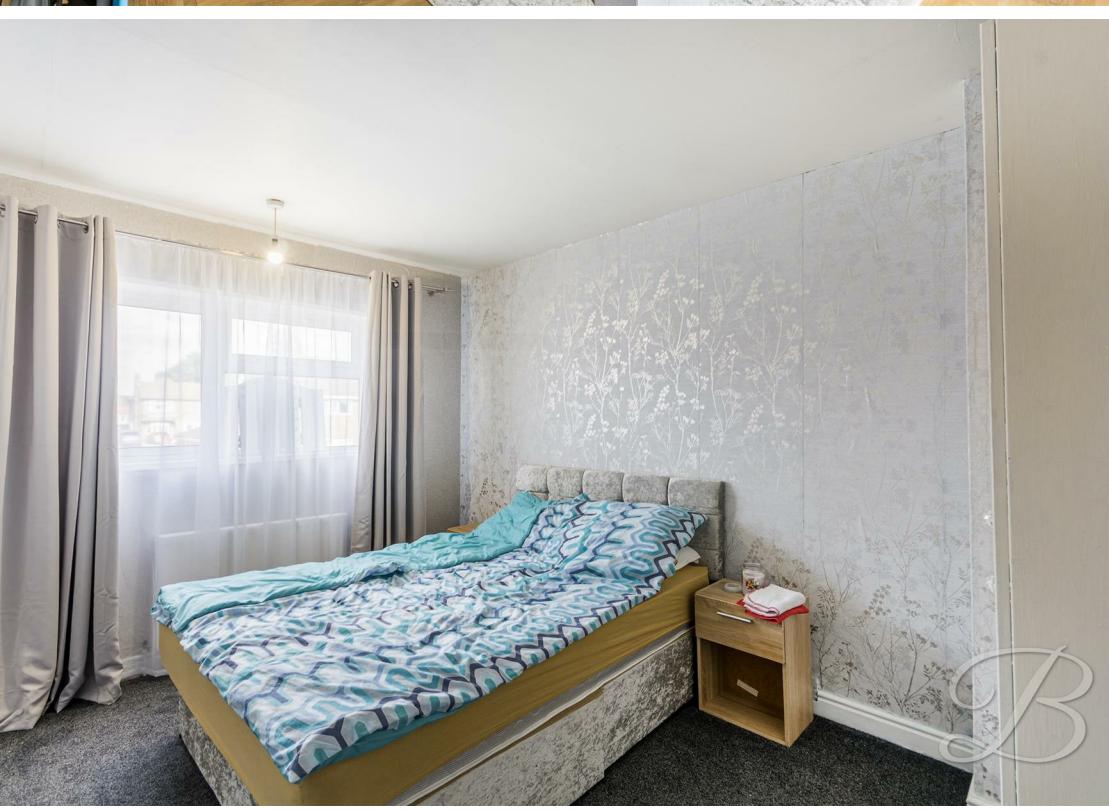
Including low flush WC and hand wash basin.



#### Outside

To the rear offers an enclosed lawn area.

To the front hosts a driveway for multiple cars and a garage for ample storage.





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. Specifically 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		84
(81-80) B		
(69-60) C		69
(55-48) D		
(39-34) E		
(21-20) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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NOTTINGHAMSHIRE  
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