



£1,200 Per Month

11 POPLAR GROVE | EDWINSTOWE | MANSFIELD | NG21 9GP

**BuckleyBrown**  
ESTATE AGENTS

DEPOSIT ALTERNATIVE AVAILABLE

THE ONE FOR YOU!...

Welcome to this beautifully presented, modern three-bedroom, three-storey semi-detached home, ideally positioned in the highly sought-after village of Edwinstowe. The property is perfectly located within easy reach of excellent local amenities, the High Street, schools, green spaces, and transport links, making it ideal for families and professionals alike.

The ground floor offers a welcoming entrance leading into a contemporary, well-appointed kitchen with ample storage and workspace, perfect for everyday cooking. To the rear of the property is a spacious and light-filled living room, designed for both relaxing and entertaining, featuring sliding patio doors that open directly onto the garden, seamlessly blending indoor and outdoor living. A separate utility room provides additional practicality, alongside a convenient ground-floor WC.

The first floor comprises two generously sized bedrooms, both offering flexibility for use as guest rooms, children's bedrooms, or home office space. These are served by a modern family bathroom fitted with a clean, stylish suite.

Occupying the entire top floor is the impressive master bedroom, offering a private retreat with excellent space, natural light, and the benefit of its own en-suite shower room.

Externally, the property boasts an enclosed rear garden with a patio seating area ideal for outdoor dining, a laid lawn, surrounding fencing for privacy, and established shrubbery creating a low-maintenance outdoor space. To the front, the property benefits from a private driveway, providing convenient off-road parking.

This modern home offers comfortable, versatile living in a prime Edwinstowe location and must be viewed to fully appreciate the space and quality on offer.

Please note the available date is subject to change.









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 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-81) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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.

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