



£310,000 Freehold

2 JENKIN CLOSE | EDWINSTOWE | MANSFIELD | NG21 9SG

BuckleyBrown
ESTATE AGENTS

YOUR DREAM HOME AWAITS!

Nestled within the highly desirable Thoresby Vale development in Edwinstowe, this beautifully presented three-bedroom detached home offers stylish and modern living in a peaceful setting. Positioned on the sought-after front row of the development, the property enjoys pleasant views across open countryside and a mature tree line, creating a wonderful balance between village living and natural surroundings.

Internally, the home is finished in a stylish, neutral décor throughout, creating a bright and welcoming atmosphere. The ground floor offers a spacious lounge along with a modern open-plan kitchen and dining area to the rear, featuring French doors that open out onto the garden – perfect for both everyday living and entertaining. A separate utility room and convenient downstairs cloakroom add further practicality to the layout.

To the first floor, the property offers three well-proportioned bedrooms. The principal bedroom benefits from its own dressing area with fitted wardrobes and a contemporary en-suite shower room, while the remaining bedrooms are served by a well-appointed, modern family bathroom.

Externally, the property offers a block-paved driveway providing off-road parking and convenient access to a single garage, covering your additional storage needs. To the rear you will find a lovely enclosed garden, comprising of laid to lawn and two patio seating areas, the perfect place to unwind and relax.

This fantastic home is not to be missed, offering modern living in a highly desirable village location. Beautifully presented throughout and ready to move straight into, early viewing is highly recommended to fully appreciate all that this property has to offer. Call us today on 01623 633633 to arrange your viewing.





Entence Porch

Accessed via a composite entrance door, the porch provides a welcoming entrance to the home and features a radiator and a door leading through to the main living room.

Living Room 10'11" x 14'7"

A bright and spacious living area featuring LVT wood-effect flooring, a window to the front elevation allowing plenty of natural light, and stairs rising to the first floor. A door provides access through to the kitchen/diner.

Kitchen/Diner 9'10" x 13'10"

A stylish and modern kitchen fitted with a range of wall and base units with complementary work surfaces incorporating a stainless steel sink with drainer and mixer tap. Integrated appliances include an electric oven with a gas hob and extractor hood above, fridge/freezer, dishwasher with additional space available for further appliances. There is a designated dining area, making this a perfect space for both everyday family meals and entertaining. The room also

benefits from a central heating radiator, a window overlooking the rear garden, and French doors providing direct access to the garden, allowing plenty of natural light. An open access leads through to the utility room.

Utility Area 5'2" x 4'10"

Complimented by matching wall and base units and work surface over, to the kitchen. This useful room provides additional practicality, with an integrated washer/dryer along with space and plumbing for a separate dryer. There is also a door leading to the downstairs WC and a composite door allowing access to the rear garden.

WC 3'1" x 5'2"

Modern downstairs WC comprises of a pedestal wash hand basin, low level WC and a central heating radiator.

Landing

Allowing access to;

Bedroom One 10'2" x 10'9"

A well-proportioned master bedroom with space for a super king bed, fitted with carpet flooring, a central heating radiator, and a window to the front elevation. An opening leads into a dressing area fitted with two mirrored wardrobes to either side and a door providing access to the en-suite shower room.

En-Suite 5'2" x 10'9"

A modern three piece bathroom suite, comprising of an en-closed shower, low flush WC and a pedestal wash hand basin. The room is partially tiled and benefits from wood-effect flooring, a central heating radiator, and a window to the front elevation.

Bedroom Two 9'10" x 9'8"

A spacious double bedroom featuring a fitted wardrobe, carpet flooring, a central heating radiator, and a window to the rear elevation overlooking the rear garden.

Bedroom Three 9'4" x 6'2"

Currently utilised as a home office, this versatile room would also be a brilliant third bedroom, comprises of carpet flooring, a central heating radiator, and a window to the rear elevation.

Bathroom 5'5" x 6'2"

Modern and upgraded, the family bathroom is fitted with a three-piece suite comprising a panelled bath, low flush WC, and pedestal wash hand basin. There is a feature mirror to one wall, LVT wood-effect flooring, central heating radiator, and a window to the side elevation.

Outside

Beautifully presented to the front and rear, this home is offering kerb appeal and tranquility. To the front of the property there is a block-paved driveway providing convenient off-road parking and access to the single garage, which is equipped with power and lighting. To the rear there is a fully enclosed garden to enjoy, comprising of and mainly laid to lawn, and complemented by patio seating areas which is ideal for outdoor dining and relaxing.





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			94
(81-91) B		82	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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