



£375,000 Freehold

14 BEECH AVENUE | EDWINSTOWE | MANSFIELD | NG21 9GR

**BuckleyBrown**  
ESTATE AGENTS

JUST WOW!!!...Welcome to this truly stylish and contemporary three-bedroom bungalow, superbly positioned on the sought-after Beech Avenue, Edwinstowe. Designed for modern living, this beautifully presented home offers sleek open-plan spaces, quality finishes throughout and a layout that perfectly balances style and practicality.

At the heart of the property is the impressive open-plan lounge, dining and kitchen area, featuring timeless karndean flooring, high ceilings and an abundance of natural light. Bi-folding doors and multiple windows overlook the rear garden, creating a bright and welcoming environment ideal for both relaxing and entertaining. The modern kitchen sits along the side elevation, fitted with a range of stylish storage cupboards, integrated appliances, generous work surfaces, a front-facing window and an additional skylight.

Leading on is a useful utility room, continuing the karndean flooring and providing extra storage, space for appliances and direct access to the rear garden.

An inner hallway gives access to three well-proportioned bedrooms. Bedroom one enjoys a pleasant front-facing aspect, while bedroom two overlooks the rear garden and benefits from a stylish en-suite, fitted with a contemporary three-piece suite and a walk-in shower finished with elegant floor-to-ceiling tiling. Bedroom three completes the accommodation, also enjoying views to the front of the property. The family bathroom is bright and modern, fitted with a fresh three-piece suite and complemented by a side window.

Externally, the property impresses further with ample off-street parking, attractive frontage and access to a garage, ideal for storage or alternative use. To the rear is a private, enclosed garden with a lawn and patio area, perfect for outdoor dining and entertaining.

The property is located on a well-maintained estate with a maintenance fee of £326 per year.

A stunning modern bungalow in a desirable location—early viewing is highly recommended.





**Hall**  
With additional storage cupboard and access to;

**Lounge/Dining/Kitchen Room 19'8" x 13'5"**

Featuring timeless karndean flooring, this modern open-plan layout accommodates both a lounge and dining area, filled with ample natural light from bi-folding doors and numerous windows overlooking the rear garden. The stylish kitchen, positioned along the side elevation, offers generous storage cupboards with work surfaces above, integrated appliances including an oven and hand-wash basin, a front-facing window and an additional skylight.

**Utility 5'6" x 6'10"**

Continuing the karndean flooring, this area

also provides additional storage cupboards and space for optional appliances, with practical direct access to the outside via a rear door.

**Hall**  
Access to;

**Bedroom One 11'9" x 9'2"**

Featuring luxury-feel carpeted flooring, central heating radiators and a front elevation that offers pleasant views to the front of the property.

**Bedroom Two 9'2" x 11'5"**

Softly laid carpeted flooring, central heating radiator, and a large rear-facing window offering views over the garden with access to;



**En Suite 6'6" x 4'3"**

An elegant three-piece suite featuring a low-flush toilet, hand wash basin and a walk-in shower with modern floor-to-ceiling tiles, along with a window to the side elevation.

**Bedroom Three 11'9" x 6'10"**

Continuing the flow of the carpeted flooring, with a central heating radiator and a window overlooking the front of the property.

**Bathroom 6'6" x 6'10"**

A bright and fresh three-piece bathroom suite offering a low-flush toilet, hand wash basin and a bath, complemented by a side window that maximises natural light.

**Garage 11'5" x 19'8"**

A large area offering additional storage or practical potential for alternative use.

**Outside**

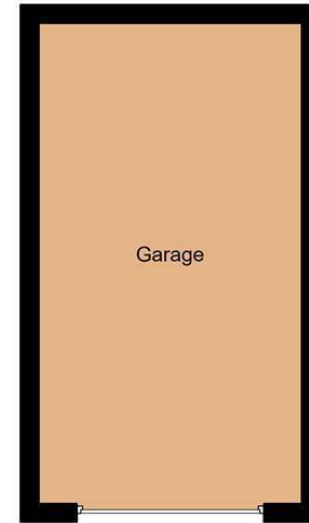
To the front, the exterior offers ample off-street parking, space for the growth of plants and flowers, and convenient access to the garage. To the rear is a private, enclosed lawn and patio area, ideal for outdoor entertaining and dining.



Ground Floor  
84 Sq.m/902.88 Sq.ft  
Approx



Outbuilding  
23 Sq.m/244.99 Sq.ft  
Approx



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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**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>			92
(81-91) <b>B</b>		81	
(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			
England & Wales		EU Directive 2002/91/EC	

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