



£190,000 Freehold

107 SIXTH AVENUE | EDWINSTOWE | MANSFIELD | NG21 9PW

BuckleyBrown
ESTATE AGENTS

"What I truly adore about this property is its exceptional location, perfectly placed in the charming village of Edwinstowe, and beautifully complemented by generously sized bedrooms, the sellers of this one have made it ready to move into"
- Courtney, Valuer





HOME SWEET HOME

A stylish and well-maintained three-bedroom semi-detached home, offering modern living spaces ideal for families and first-time buyers alike.

From the moment you arrive, this attractive three-bedroom semi-detached home makes a great first impression with its welcoming exterior. Inside, the property is well-presented and thoughtfully updated, offering a modern feel throughout. The accommodation is well-proportioned and versatile, providing a comfortable space that's perfectly suited to everyday family living.

THE FINER DETAILS

This well-presented three-bedroom semi-detached home is situated in the sought-after village of Edwinstowe, offering a great balance of local amenities, green spaces, and convenient transport links. Ideal for families and first-time buyers, the property provides comfortable,

modern living in a popular residential location.

The ground floor comprises a welcoming entrance hall, a well-appointed kitchen, and a spacious living room that offers a relaxing space for everyday living. A convenient WC completes the ground floor layout.

Upstairs, the property features three well-proportioned bedrooms and a family bathroom, all maintained to a good standard and ready to move straight into.

Externally, the property benefits from a well-maintained lawn to the rear, perfect for outdoor enjoyment. To the front, there is a lawned area, along with a driveway and garage providing ample off-road parking.

LIFE IN EDWINSTOWE

Best known as the legendary home of Robin Hood, the village enjoys a unique identity that attracts both residents and visitors alike. Its

picturesque setting and vibrant atmosphere make it a popular choice for families, professionals and those looking for a peaceful yet well-connected place to live.

The village offers a wide range of local amenities, including independent shops, cafés, pubs, a primary school and healthcare services, all contributing to its welcoming and self-sufficient feel. The bustling high street provides everyday essentials as well as a selection of eateries and boutiques, while nearby towns such as Mansfield and Newark-on-Trent offer a broader range of retail, leisure and dining options.

Edwinstowe is surrounded by some of the most beautiful countryside in the region, with direct access to the iconic Sherwood Forest. This historic woodland provides extensive walking and cycling routes, open green spaces and a rich sense of heritage, making it ideal for outdoor

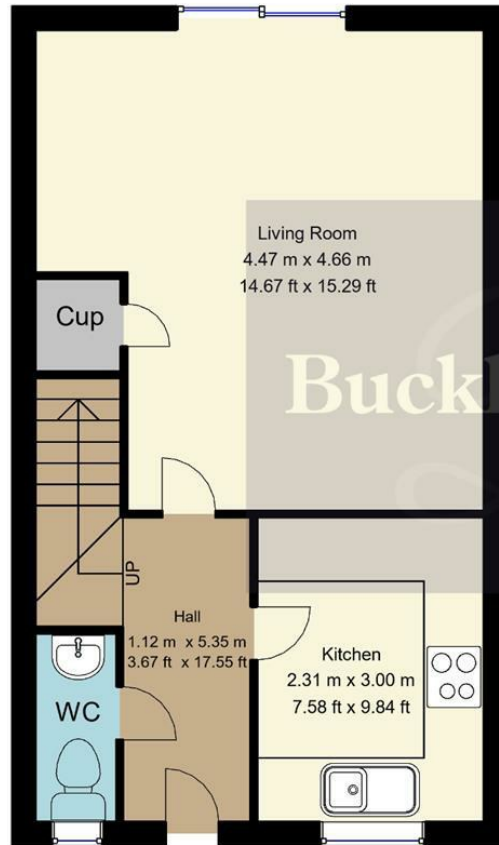
enthusiasts. The nearby Major Oak—one of the largest and oldest oak trees in the country—adds to the area's appeal and cultural significance.

Despite its tranquil setting, Edwinstowe is well connected for commuting. Easy access to the A614 and surrounding road network allows convenient travel to Nottingham, Mansfield and beyond, making it an excellent base for those working across the region.

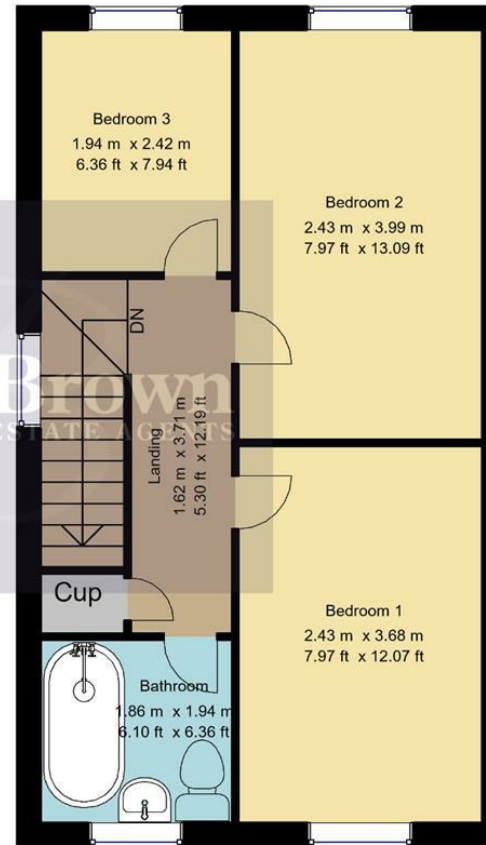
Edwinstowe appeals to a wide range of buyers, from first-time purchasers and growing families to those seeking to downsize in a scenic location. With its historic charm, strong community spirit and exceptional countryside surroundings, it offers an attractive balance of village living and modern convenience in the heart of Sherwood Forest.



Ground Floor
37sq.m/394.41sq.ft
Approx



First Floor
37sq.m/394.41sq.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) A			
(81-91) B			
(69-80) C			
(55-68) D		67	73
(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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