



Maple Avenue
Edwinstowe MANSFIELD

burchell
edwards

Maple Avenue Edwinstowe MANSFIELD NG21 9GN

for sale guide price
£260,000 - £270,000



Property Description

Maple Avenue, Edwinstowe

Situated within a popular residential location, this well-presented three-storey semi-detached home offers spacious and versatile accommodation ideal for families, professionals and first-time buyers alike.

Finished with attractive oak doors throughout, the accommodation briefly comprises an entrance hall, ground floor cloakroom, contemporary kitchen with quartz worktops and integrated appliances, practical utility room and a generous living room with sliding doors opening onto the rear garden.

To the first floor are two well-proportioned bedrooms and a modern family bathroom, whilst the second floor is dedicated to the impressive principal bedroom, benefitting from fitted wardrobes and its own en-suite bathroom. The spacious second-floor landing also provides a useful area that could be utilised as a study or home office space.

Externally, the property enjoys block-paved off-road parking to the front and a secure, enclosed rear garden featuring a porcelain patio, lawned area and gated side access.

Located in the sought-after village of Edwinstowe, the property is conveniently placed for local amenities, schools, transport links and Sherwood Forest, making this an excellent opportunity for a wide range of buyers.

Ground Floor

Entrance Hall

Entered via an attractive oak entrance door, the hallway features a stone tiled floor, wall mounted radiator and a double glazed window to the side elevation. Stairs rise to the first-floor accommodation.

Wc / Cloakroom

Conveniently located off the utility room and fitted with a low-level WC and wash hand

basin. Complemented by tiled splashbacks and a wall mounted radiator.

Living Room

Spacious reception room with a large double glazed window to the side elevation and double glazed sliding doors opening onto the rear garden. Featuring carpet flooring, two wall mounted radiators and a useful understairs storage cupboard housing the boiler.

Kitchen

Well-appointed kitchen fitted with a range of matching wall and base units with quartz work surfaces. Incorporating an inset stainless steel sink and drainer, gas hob with cooker hood, integrated oven, combi grill, fridge-freezer and dishwasher. Further benefits include stone tiled flooring, spotlights, wall mounted radiator and a double glazed window to the front elevation.

Utility Room

Practical utility space with stone tiled flooring, quartz worktops and plumbing and electrical connections for appliances.

First Floor

First Floor Landing

Carpeted landing with a double glazed window to the side elevation, wall mounted radiator, airing cupboard and additional storage space.

Bedroom Two

Generous double bedroom with two double glazed windows overlooking the rear garden, carpet flooring and a wall mounted radiator.

Bedroom Three

Good-sized bedroom featuring two double glazed windows to the front elevation, carpet flooring and a wall mounted radiator.

Family Bathroom

Modern bathroom comprising a bath with shower over, low-level WC and wash hand basin. Finished with tiled flooring, tiled splashbacks, spotlights, shaving point and a heated towel radiator.

Second Floor

Second Floor Landing / Office

Spacious landing area with a double glazed skylight to the rear. Offering excellent versatility and potential for use as a study or home office space.

Bedroom One

Impressive principal bedroom featuring a double glazed window to the front elevation, fitted wardrobes, TV point, carpet flooring and a wall mounted radiator.

En-Suite Bathroom

Fitted with a bath, low-level WC and wash hand basin. Complemented by tiled splashbacks, vinyl flooring, wall mounted radiator, storage heater and a double glazed opaque window to the rear.

External

Front

Block-paved driveway providing off-road parking, with secure gated side access leading to the rear garden.

Rear Garden

Enclosed rear garden with fencing, a small lawned area and a porcelain paved patio, ideal for outdoor seating and entertaining. Further benefiting from an outside tap, storage box and secure side gate access.

Agent Note

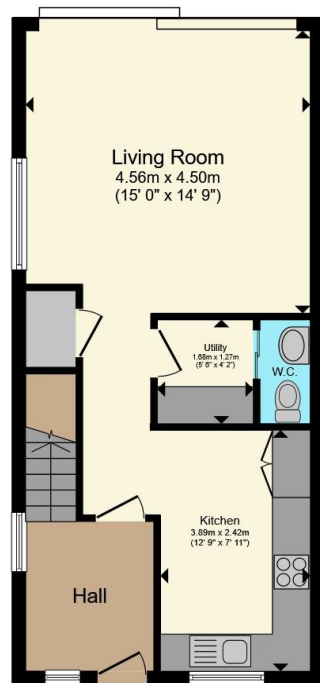
This property has a Managed Freehold which includes a management/service charge. Please speak to your agent to confirm.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

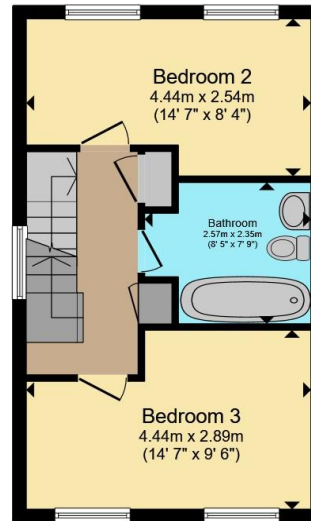




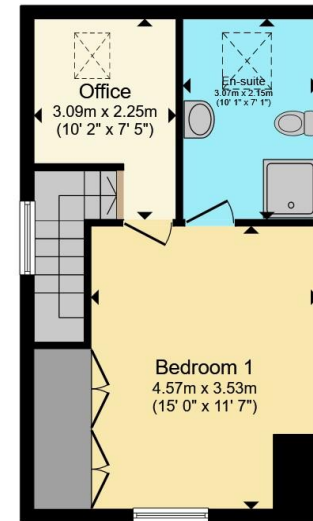




Ground Floor



First Floor



Second Floor

Total floor area 117.7 m² (1,267 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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EPC Rating: B Council Tax
Band: C

Tenure: Freehold

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