



Offers Over £235,000 Freehold

48 CHESTER STREET | | MANSFIELD | NG19 6NJ

**BuckleyBrown**  
ESTATE AGENTS



LOVELY FAMILY HOME!...Standing proudly is this well sized three bedroomed detached family residence that would make the perfect property for any young growing family. Boasting warm and comfortable living accommodation which is certainly most deceptive, making it an ideal property for any growing family.

The accommodation has been well cared for and boasts an inviting entrance hall that provides access into the light and airy lounge with the focal point being the feature fireplace. There is a second reception room that lends itself well as a formal dining room and gives access to the conservatory. The kitchen is well maintained and fitted with a range of matching units.

The first floor accommodates a beautifully styled and modern bathroom fitted with a suite in white. There are three well proportioned bedrooms.

The outside space should not disappoint in our opinion, having the benefit of off street parking with a driveway and a pleasant rear garden.

Located in a convenient area, offering good access to local amenities and the town centre. This is too good to miss and we expect it to be popular so you need to be quick to view!





### Entrance Porch

With access to;

### Entrance Hall

With window to side elevation and stairs to first floor.

### Lounge

Window to front elevation and central heating radiator.

### Dining Room

By folding doors to conservatory and central heating radiator.

### Kitchen

Fitted with a neutral range of wall and base units incorporating drainer sink unit with complementary tiled splash backs. Integrated appliances including electric

oven, hob and extractor fan. Space and plumbing for washing machine. Window to side elevation and central heating radiator.

### Conservatory

With patio doors to rear elevation.

### Landing

With built in storage cupboard and access to loft that has been fully boarded with access via a ladder.

### Family Bathroom

A modern four piece bath suite with panelled bath, separate shower cubicle, low level WC and pedestal wash basin. Two windows to rear elevation and heated towel rail.



### Master Bedroom

Benefitting from built in wardrobes, window to front elevation and central heating radiator.

### Bedroom Three

Window to front elevation and central heating radiator.

### Bedroom Two

Window to rear elevation and central heating radiator.

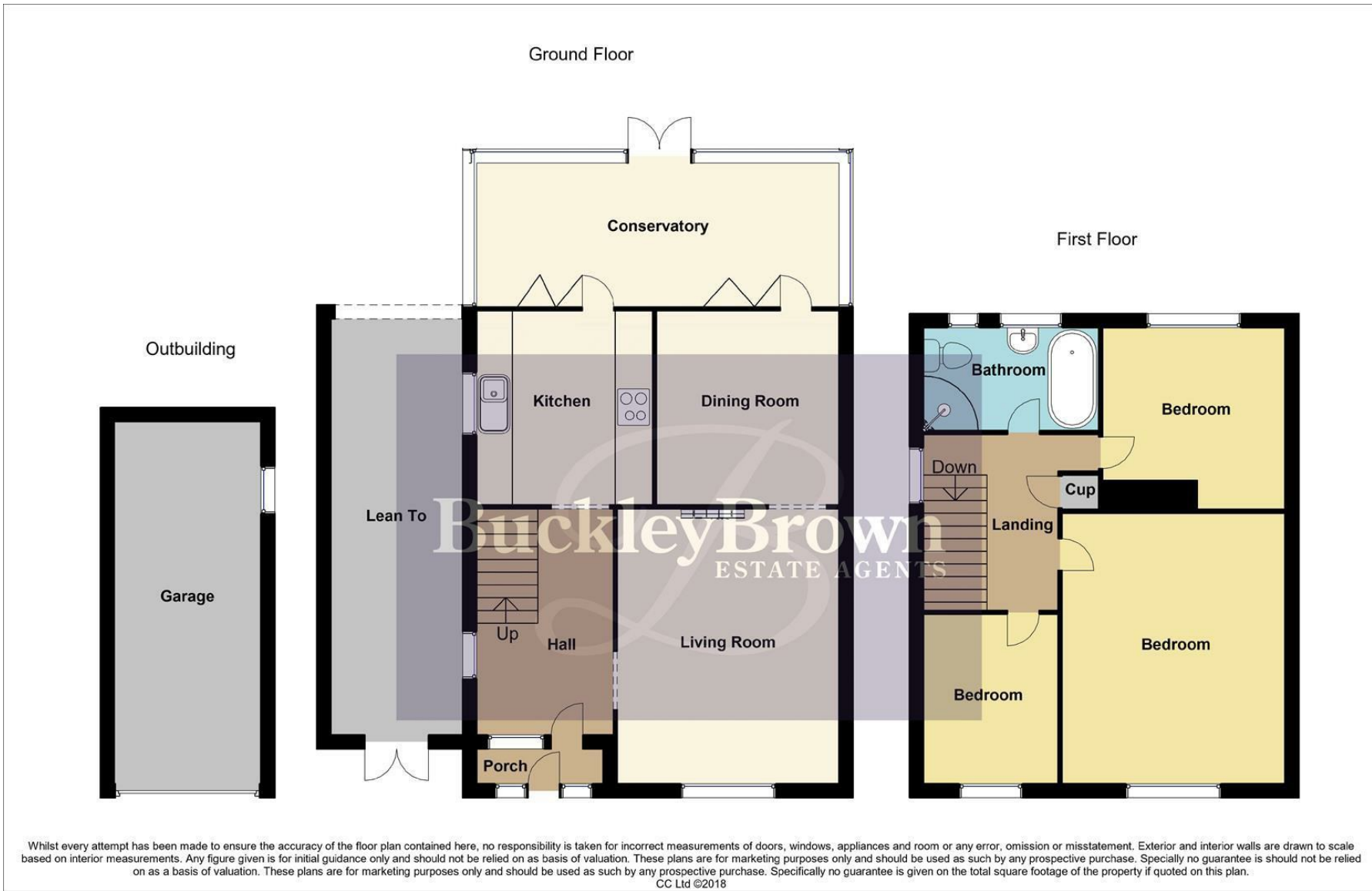
### Outside

With hardstanding to front providing off street parking. To the rear there is a fully enclosed rear garden with slab patio and laid to lawn









**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>                          |  |                         | <b>85</b> |
| (81-91) <b>B</b>                            |  | <b>71</b>               |           |
| (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 |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |

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