



ANDOVER ROAD | MANSFIELD | NG19 6TZ

BuckleyBrown
ESTATE AGENTS

GUIDE PRICE £210,000 - £220,000 TOP OF YOUR LIST!...Welcoming to the market this delightful four-bedroom home standing well on a cul-de-sac in the convenient residential area of Mansfield, just a short distance from the town centre and commuter links. This spacious property has been extended to suit family living and has been kept to a wonderful standard, featuring a versatile layout and a great canvas throughout- perfect for you to add your own style and personal stamp! Ready for the tour? Let's head inside..

Upon entry, you will immediately be welcomed into the generous, bright and airy living room where you'll be presented with an abundance of space for furnishings and homely touches! The kitchen is just next door and equally as impressive with a range of units to utilise and space for all essential appliances. A great setting for practicing your cooking skills! You'll also find a set of French doors that lead out nicely to the rear garden- perfect for utilising in the warmer months and also for allowing a wealth of natural light to flow beautifully through this space. Heading on further, you'll be greeted by a fantastic dining room with windows to both elevations, along with a lovely amount of additional space for guests to enjoy.

The first floor presents four well-appointed bedrooms, all of which have been lovingly maintained. Each offer comfy carpeted flooring that provides a cosy environment for relaxing, together with fitted wardrobes to the master. Furthermore, you'll find the bathroom just off the landing and this is complete with a three piece suite in white.

Outside offers a block-paved driveway, allowing space for ample off-road parking. Complemented well by a maintained garden to the rear with a spacious patio seating area, artificial lawn, storage shed and a surrounding fence for additional privacy.

This one is certain to get snapped up so don't delay! Call our team today and book in a viewing





Entrance Hall

With central heating radiator, stairs leading up to the first floor, and access into;

Living Room 12'3" x 15'3"

With fitted carpets, central heating radiator, and bay window to the front elevation. With access into;

Kitchen/Diner 8'10" x 15'5"

Complete with a modern range of matching wall and base units with complementary worktop over, inset sink and drainer with mixer tap, tiled splash backs, integrated eye-level oven, Induction hob, space and plumbing for both a washing machine

and dishwasher, space for an under cupboard fridge and freezer, tiled flooring, central heating radiator, window to the rear elevation, and patio doors leading out to the rear garden.

Dining Room 6'10" x 11'5"

With fitted carpets, central heating radiator, window to the front elevation, and a door leading out to the rear garden.

Landing

With fitted carpets, loft access, and access into;



Bedroom One 8'8" x 10'6"

With fitted carpets, fitted wardrobes, central heating radiator, and window to the front elevation.

Bedroom Two 8'8" x 11'2"

With fitted carpets, fitted storage cupboard, central heating radiator, and window to the rear elevation.

Bedroom Three 6'10" x 11'5"

With fitted carpets, central heating radiator, and dual aspect windows to the front and rear elevation.

Bedroom Four 6'6" x 8'1"

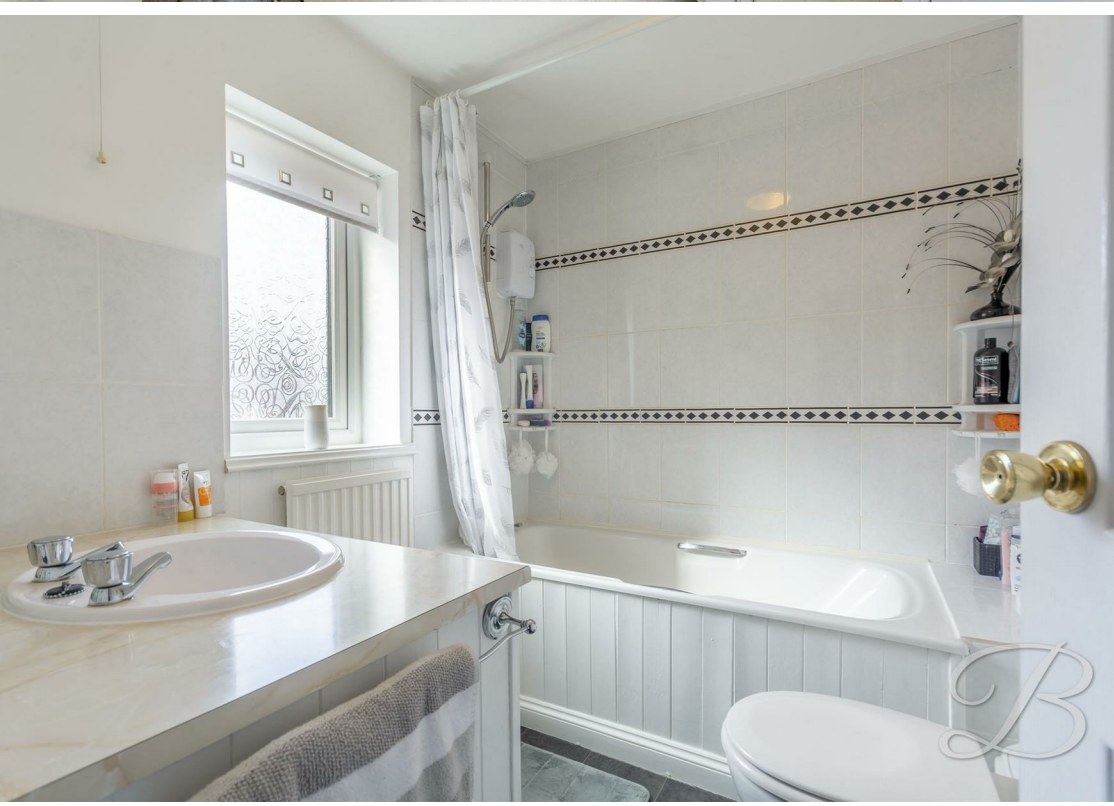
With fitted carpets, central heating radiator, and window to the rear elevation.

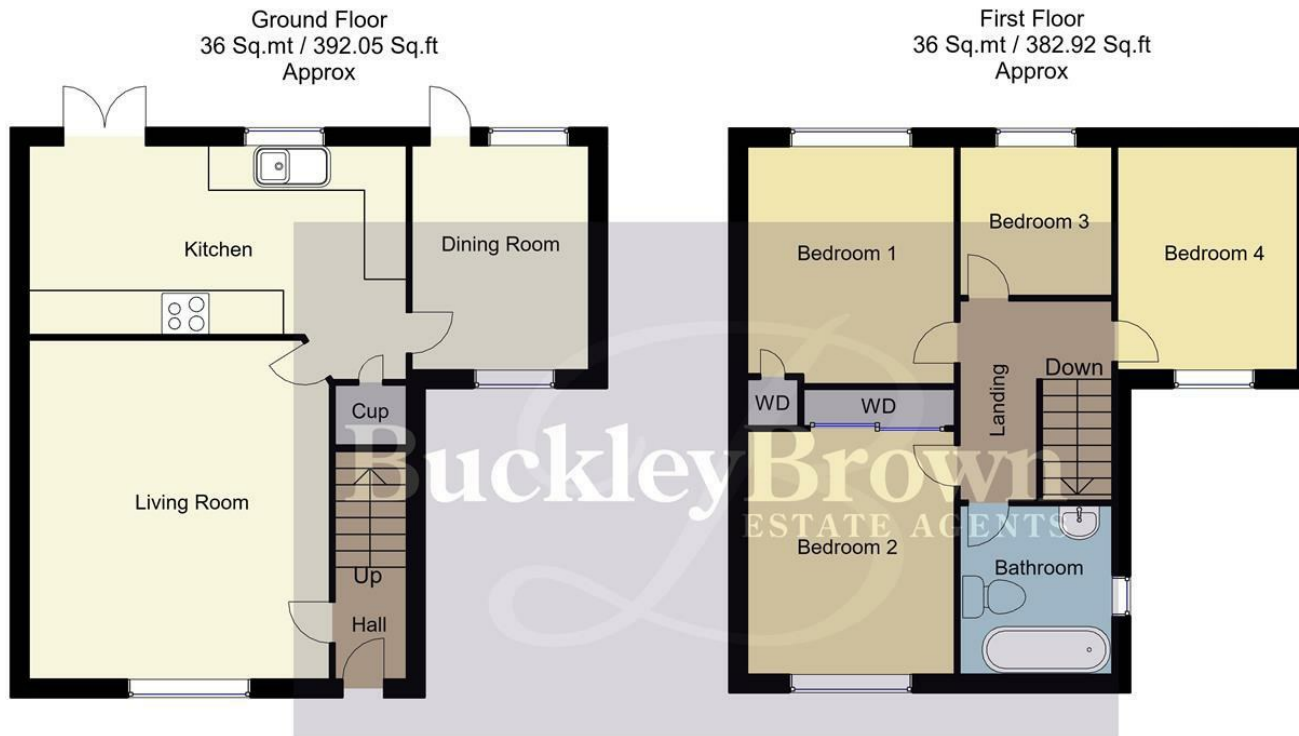
Bathroom 6'6" x 7'2"

Complete with a fitted bath with overhead shower, low flush WC, hand wash basin, central heating radiator, and opaque window to the side elevation.

Outside

Featuring a well-maintained garden to the rear with a spacious patio seating area, artificial lawn and separate seating area with lovely slate chippings, storage shed, outdoor tap, and a surrounding fence for additional privacy. To the front of the property is a private block-paved driveway, allowing space for ample off-road parking.





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			85
(81-91) B		72	
(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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