



CROMPTON ROAD | PLEASLEY | MANSFIELD | NG19 7RQ

BuckleyBrown
ESTATE AGENTS

LOVE AT FIRST SIGHT!!.. Boasting fantastic kerb appeal is this superb semi-detached property, located in the convenient area of Pleasley and nearby to a range of shops and amenities, along with excellent transport links to neighbouring towns and cities. The property itself has been fully modernised throughout, boasting luxury features that will instantly impress upon viewing, and are perfectly suited to growing families.

The ground floor welcomes you to a wonderful open-plan living room/diner that allows plenty of space for furnishings and homely touches. There's a gas fireplace that lends itself perfectly to cosy nights in, and the bay fronted window allows a wealth of natural light to flood the space wonderfully. The kitchen is equally impressive, boasting a range of high-gloss units, high-specification integrated appliances and a breakfast bar to enjoy your morning cup of tea! Completing the floor is a spacious and versatile conservatory that allows easy access to the rear garden.

The first floor hosts three stylish bedrooms, two of which benefit from their own fitted wardrobes for convenience and there is a separate room currently used as a dressing area. What more could you ask for? The family bathroom can also be found just off the landing and comprises of a lovely three-piece suite where you can unwind after a long day.

Prepare to be amazed as you step out to the incredible garden that boasts a magnificent plot and features a well-maintained lawn, decking, pergola, storage shed with alarm, and a surrounding fence for additional privacy. The most perfect setting for enjoying quality time with family and friends, whether that be gardening, alfresco dining, or just enjoying outdoor activities. There's a low-maintenance gated frontage with a water feature, and electric gates to the rear with a private driveway providing ample space for off-road parking, alongside a detached garage with power, lighting and an electric door. What's not to love?





Planning Permission

The property has planning permission for a single storey extension and alterations to the existing garage, with a change of use from residential to a mixed use of residential and dog boarding. Mansfield District Council reference- 2018/0635/FUL.

Entrance Hall

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

Living Room/Diner 13'9" x 20'7"/15'3" x 9'3"

Open-plan with fitted carpets, gas fireplace, downlights, two central heating radiators, and a double glazed bay fronted window with fitted blinds.

Kitchen 15'3" x 7'10"

Complete with a range of modern, high-gloss wall

and base units with complementary quartz worktops over, inset sink and drainer with mixer tap, integrated Bosh appliances, integrated Neff oven and hob with an extractor fan above, breakfast bar, downlights, quartz tiled flooring, two double glazed windows to the rear elevation, and doors leading out from the side and rear elevation.

Conservatory 13'0" x 7'8"

With vinyl flooring, power and lighting, central heating radiator, surrounding double glazed windows, and sliding doors leading out to the rear garden.

Landing

With fitted carpets, glass balustrade, access to a boarded and insulated loft with lighting via pull down ladders, double glazed window to the side elevation, and access into;

Bedroom One 10'5" x 10'11"

With fitted carpets, fitted wardrobes, downlights, central heating radiator, and a double glazed window to the front elevation with blinds.

Bedroom Two 10'5" x 9'3"

With fitted carpets, fitted wardrobes, central heating radiator, and a double glazed window to the rear elevation.

Bedroom Three 11'1" x 7'9"

With fitted carpets, built-in bed and storage, central heating radiator, and a double glazed window to the front elevation.

Dressing room/Office 5'8" x 7'2"

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

Family Bathroom 7'8" x 4'5"

Complete with a corner bath with overhead

shower, low flush WC, hand wash basin, quartz tiled flooring, fully-tiled walls, central heating radiator, and an opaque double glazed window to the side elevation.

Outside

Featuring an incredibly generous, secure and private garden to the rear with a well-maintained lawn, decking, pergola, storage shed with alarm, and a surrounding fence for additional privacy. There's a low-maintenance gated frontage with a water feature, and electric gates to the rear with a private driveway providing ample space for off-road parking, alongside a detached garage with power, lighting and an electric door..





An 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 superior measurements. Any figure given is for initial guidance only and should not be relied upon as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchaser. Specially no guarantee is should not be relied upon 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			86
(81-91) B		73	
(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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BuckleyBrown Estate Agents
55- 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND
t: 01623 633633 | mansfield@buckleybrown.co.uk | www.buckleybrown.co.uk

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