



KINGFISHER ROAD | MANSFIELD | NG19 6EG

BuckleyBrown
ESTATE AGENTS

FULL OF BEAUTY AND CHARM WITH AN ADDED BONUS OF NO CHAIN!.. This four bedroom detached property is move in ready and may be exactly what you're looking for! Featuring a delightful internal layout and stylish rooms throughout, this home is a real credit to its current owners who have presented it beautifully with neutral decor and homely touches from top to bottom!

Upon entry, you'll be guided nicely into the spacious entrance hallway where you'll find a handy WC and cupboard for storing your coats and shoes. Leading nicely from here is a beautiful and spacious living room with carpeted flooring, stylish decor and a light and airy feel. Complemented well by sliding doors leading outside for easy access to the garden all year round. This space really is perfect for entertaining with friends and family! Flowing seamlessly from here is the inviting dining room which offers a great amount of space for sit down meals. The Kitchen is equally as wonderful, fitted with neutral cabinets and units and work surface allowing the ideal spot to showcase your culinary skills! Not to mention a breakfast bar presenting a delightful space for you to enjoy your morning coffee. If that's not enough, there is a modern utility room providing extra storage room and plumbing for your essential appliances.

Move up to the first floor where you'll have access to four charming bedrooms which each don't need to be touched but also offer enough scope to add your own touch to them if you so wish! Let's not forget the wonderful en-suite facility to the master and fitted wardrobes adding a modern feel to all of the bedrooms. In addition, there is a beautiful family bathroom complete with a three piece suite in white.

Outside reflects this home perfectly, standing proud with a tarmac driveway to the front which in-turn leads to a handy integral garage. There is an enclosed garden to the rear with a maintained lawn, patio and fence surround!





Kitchen 8'1" x 14'3"

Complete with neutral cabinets and units, work surface, integrated oven, inset sink with mixer tap above, tiled splash back, breakfast bar and central heating radiator. As well as a window to the front and door providing access to the garden.

Dining Room 8'4" x 9'8"

With carpet to flooring, central heating radiator and window to the rear elevation.

Living Room 11'6" x 15'7"

With carpet to flooring, central heating radiator, coving, feature fireplace, window and sliding doors leading outside.

Utility 8'2" x 8'8"

Complete with gloss cabinets providing

additional storage, inset sink with a mixer tap above and space and plumbing for a washing machine. Along with a full size fitted fridge freezer.

WC

Complete with a low flush WC, wash hand basin, central heating radiator and opaque window to the front elevation.

Bedroom One 12'0" x 13'9"

With carpet to flooring, central heating radiator, fitted wardrobes, double windows to the rear elevation and access to an en-suite.

En-Suite 5'10" x 6'6"

Fitted with an enclosed shower, low flush WC, pedestal sink, central heating



radiator, full height tiling and an opaque window to the side elevation.

Bedroom Two 10'6" x 12'0"

With carpet to flooring, central heating radiator, built-in wardrobe and window to the rear elevation.

Bedroom Three 9'2" x 10'7"

With carpet to flooring, central heating radiator, built-in cupboard and window to the front elevation.

Bedroom Four 8'3" x 8'5"

With carpet to flooring, central heating radiator, built-in wardrobe and window to the front elevation.

Bathroom 6'0" x 6'5"

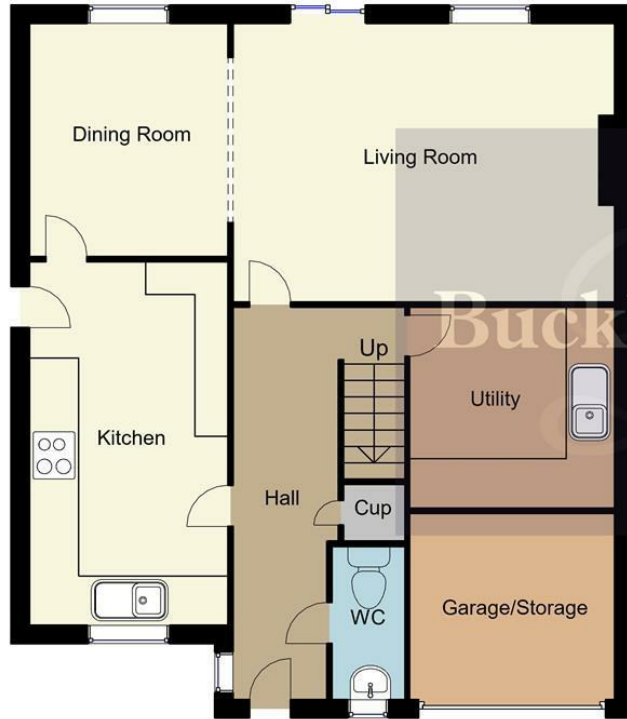
Complete with bath, low flush WC, pedestal sink, tiling, extractor fan and an opaque window.

Outside

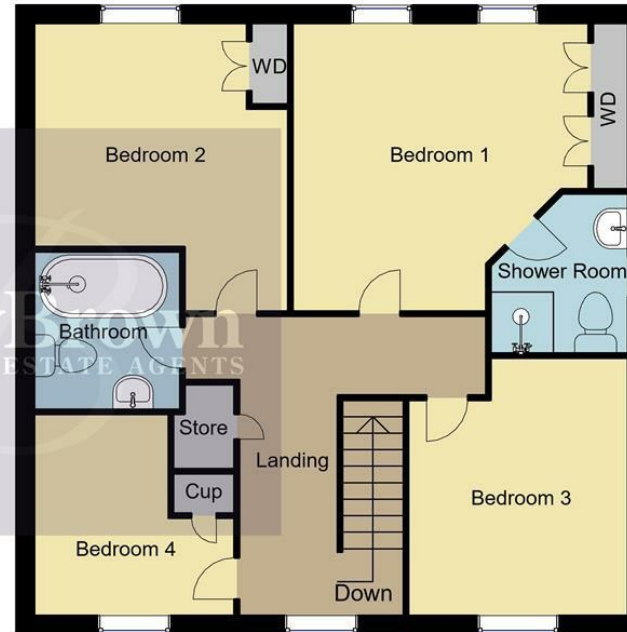
With a tarmac driveway to the front elevation which in-turn leads to an integral garage. There is an enclosed garden to the rear with a maintained lawn, patio and fence surround.



Ground Floor
63 sq.m / 677.29 sq.ft
Approx.



First Floor
58 sq.m / 626.64 sq.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.
CC Ltd ©2018

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		74	
(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	

KINGFISHER ROAD
MANSFIELD
NG19 6EG



BuckleyBrown Estate Agents
55- 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND
t: 01623 633633 | mansfield@buckleybrown.co.uk | www.buckleybrown.co.uk

BuckleyBrown
ESTATE AGENTS

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.