



CAUDWELL DRIVE | MANSFIELD | NG18 4SL

**BuckleyBrown**  
ESTATE AGENTS

**\*\* GUIDE PRICE £310,000 - £320,000 \*\*** We are proud to present to the market this excellent three-bedroom property, located within the highly sought after area of Berry Hill and nearby to an excellent range of shops, amenities, the town centre and transport links that make commuting a breeze. The property itself has been kept to a lovely standard throughout, providing a spacious and homely internal layout that is perfectly suited for families! We know you will be impressed from the moment you step inside this one so what are you waiting for? Let's take a look around..

The ground floor welcomes you to a wonderfully spacious kitchen, equipped with an extensive range of attractive units, along with ample worktop space, space for all essential appliances, and French doors that lead out to the rear garden. A wonderful setting to enjoy cooking up tasty meals! There's a fantastic open-plan living room/diner complete with a gorgeous feature fireplace that lends itself perfectly to cosy nights in. There's ample space for furnishings and homely touches, ideal for adding your own stamp and providing a great environment for both relaxing and entertaining guests. From here, you'll also gain access into a versatile conservatory that can be enjoyed year-round, and provides easy access to the rear garden for added convenience.

The first floor hosts three well-appointed bedrooms, each of which have been kept to a high standard with lots of space and flexibility to add your own stamp. The family bathroom can also be found just off the landing and comprises of a modern three-piece suite that completes the floor nicely.

Heading outside, you will be impressed to find a beautifully maintained garden to the rear with a decked seating area perfect for enjoying summer BBQs and evening drinks, along with a fantastic lawn and lovely display of surrounding mature shrubs and trees. To the front of the property is a private driveway, allowing plenty of space for off-road parking





### Entrance Hall

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

### Kitchen 10'8" x 12'11"

Complete with an extensive range of beautiful shaker style units with complementary worktop over, inset sink and drainer with mixer tap, tiled splash backs, integrated oven, gas hob with stainless steel extractor fan above, space and plumbing for a washing machine, space for a full size fridge-freezer, ample worktop space, laminate flooring, central heating radiator, downlights, windows to the front and rear elevation, a door leading out to the front elevation, and patio doors leading out to the rear garden.

### Living Room 11'9" x 12'0"

Open-plan space with laminate flooring, fitted carpets, feature fireplace, central heating radiator, and a bay fronted window.

### Dining Room 11'9" x 24'3"

Open-plan space with laminate flooring, central heating radiator, and access into;

### Conservatory 11'6" x 7'5"

With a central heating radiator, surrounding windows, and a door leading out to the rear garden.

### Cellar 6'1" x 25'2"

With ample space for additional storage.

### Landing

With fitted carpets, window to the side elevation, and access into;

### Bedroom One 11'8" x 12'10"

With central heating radiator, and a window to the front elevation.

### Bedroom Two 8'10" x 12'5"

With fitted wardrobes, central heating radiator, downlights, and a window to the rear elevation.

### Bedroom Three 9'2" x 7'6"

With central heating radiator, and a window to the front elevation.

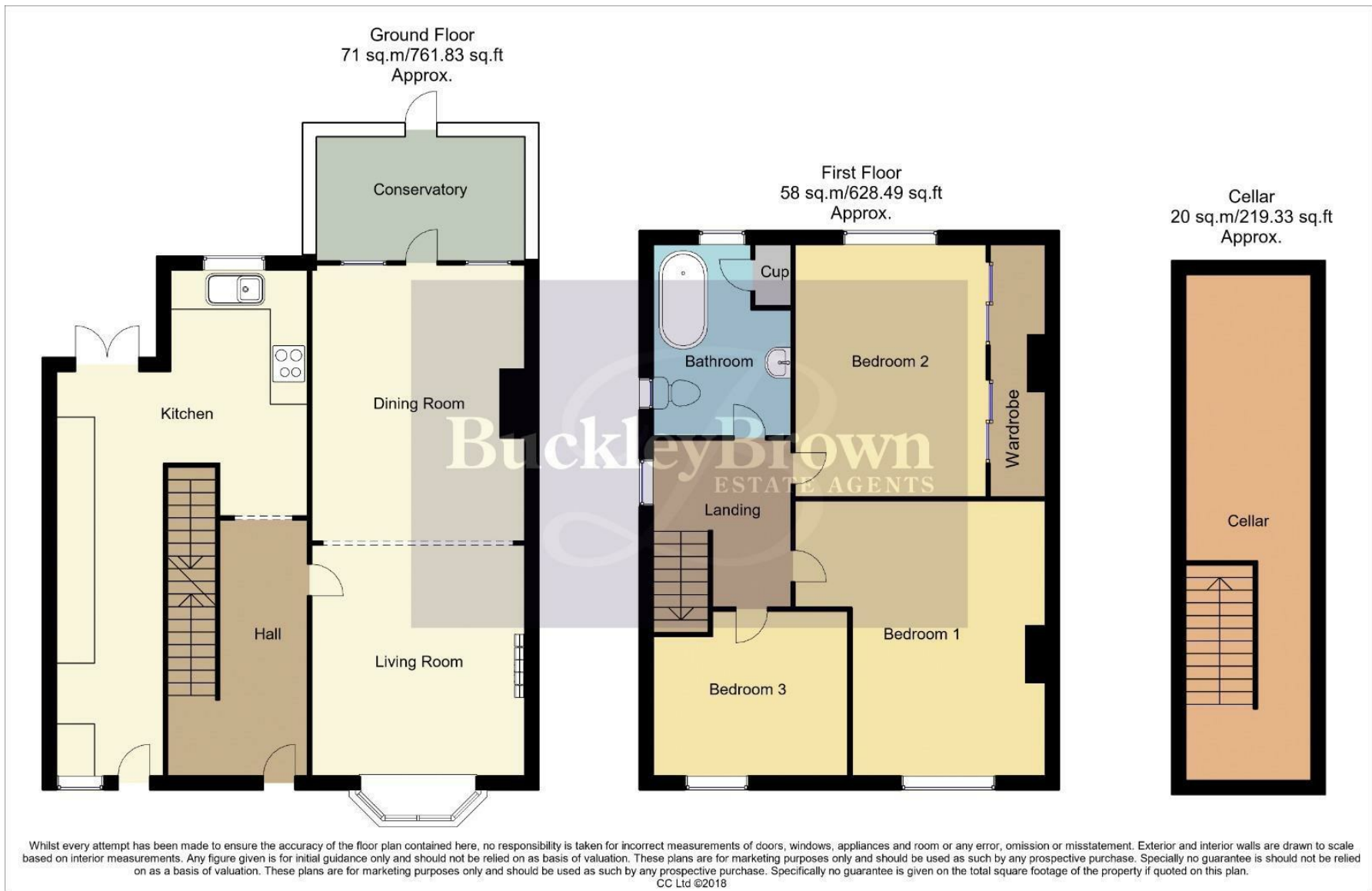
### Bathroom 6'0" x 9'8"

Complete with a walk-in shower cubicle, low flush WC, hand wash basin, storage cupboard, chrome heated towel rail, downlights, and an opaque window to the rear elevation.

### Outside

Featuring a spacious garden to the rear with a decked seating area with both a pergola and gazebo, lawn, a lovely display of surrounding mature shrubs and trees, a storage shed, and a surrounding fence for additional privacy. To the front of the property is a private driveway allowing space for off-road parking and a single detached garage situated across the road for added storage space.





**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>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>68</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

CAUDWELL DRIVE  
MANSFIELD  
NG18 4SL



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

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.

**BuckleyBrown**  
ESTATE AGENTS