



KINGS WALK | MANSFIELD | NG18 4XN

BuckleyBrown
ESTATE AGENTS

A TRUE GEM!.. Nestled in a convenient and popular area of Berry Hill with easy access to local amenities and the town centre, this three-bedroom, three-storey townhouse is truly remarkable! Boasting a wonderfully spacious and modern internal layout, this property is perfectly suited to first-time buyers or growing families looking for a beautiful place to call their own. Let's head inside..

Upon entry, you'll be greeted by a welcoming entrance hall with a conveniently located WC. The kitchen boasts a range of attractive units, complemented by ample worktop space where you'll love cooking up tasty meals. The living/dining room is positioned just down the hall and is filled with natural light from the French doors that offer convenient access to the rear garden – an ideal feature for those sunny summer days! There's ample space for furnishings and homely touches, along with a beautiful panelled feature wall, and a bistro area to enjoy a drink and catch up with friends!

The first floor accommodates two well-proportioned double bedrooms and a lovely family bathroom comprising of a three-piece suite where you can enjoy unwinding after a long day. The second floor reveals the master suite, complete with fitted wardrobes and an excellent en-suite facility for that added touch of luxury. What's not to love?

Heading outside, you will be pleased to find an enclosed rear garden with an artificial lawn and patio seating area - excellent for spending quality time with friends and family. The property also benefits from a garage to the rear, along with a driveway for off-road parking.





Entrance Hall

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

Kitchen 12'2" x 6'3"

Complete with a terrific range of modern wall and base units with complementary worktop over, inset sink and drainer with mixer tap, tiled splash backs, integrated oven, gas hob with extractor fan above, space and plumbing for a washing machine, space for a fridge-freezer, fitted shelving, central heating radiator, under cupboard lighting, downlights, and window to the front elevation.

Living Room/Diner 15'2" x 12'9"

With central heating radiator, panelled feature wall, bistro area, two windows to the rear elevation, and French doors leading out to the rear garden.

WC

Complete with a low flush WC, hand wash basin and central heating radiator.

Landing

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

Bedroom Two 12'1" x 12'11"

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

Bedroom Three 11'11" x 6'3"

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

Bathroom

Complete with a fitted bath with overhead shower, low flush WC, hand wash basin, heated towel rail, and downlights.



Master Bedroom

With fitted carpets, fitted wardrobes, central heating radiator, and four velux windows to the rear elevation.

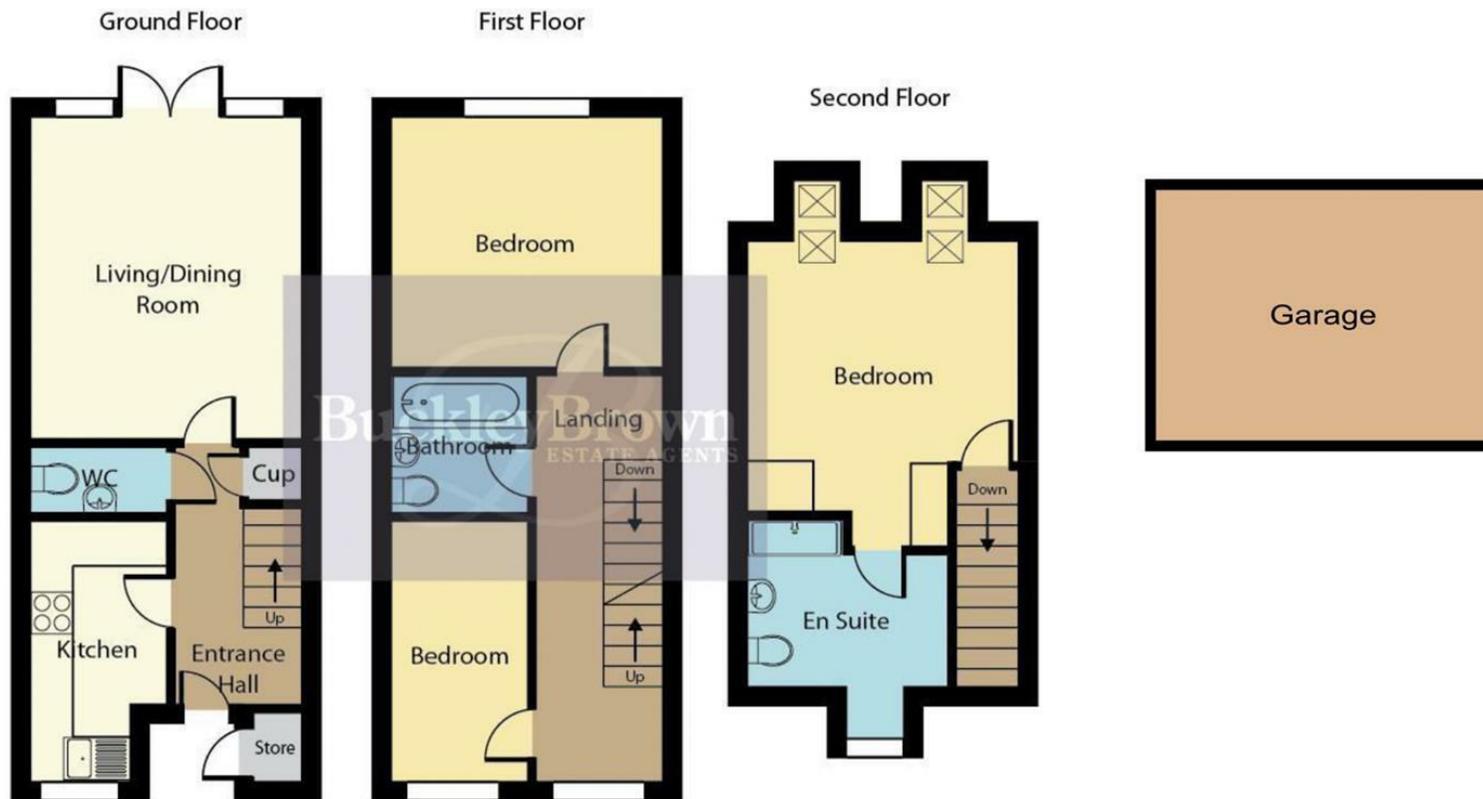
En-Suite

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

Outside

Featuring a landscaped garden to the rear with a patio seating area, artificial lawn, and a surrounding fence for additional privacy. You'll also gain access to the rear garage and driveway, allowing space for both off-road parking and secure storage.





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 rooms 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 a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.

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			
(81-91) B			
(69-80) C		78	81
(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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