



ABBOTTS CROFT | | MANSFIELD | NG19 6NY

BuckleyBrown
ESTATE AGENTS

SETTING THE STANDARD!... We certainly have a treat in store for you with this gorgeous three-bedroom, detached house! This modern property oozes stylish decor and quality fixtures and fittings. The external area is equally great too, boasting an exceptional plot with space for off-road parking and a garage, as well as a contemporary frontage giving instant curb appeal. What's not to love?

Upon entry, you will be welcomed to a lovely lounge, the neutral decor creates an abundance of space for homely furnishings and personal touches. This room comes with cinema equipment, perfect for family film nights! The modern kitchen is just next door and is equally impressive with a superb range of matching wall and base units, an integrated oven and space for other appliances, with the added bonus of underfloor heating! Moving further, you will find a good sized dining area, a great setting for hosting family meals and entertaining! There's also a handy office on the first floor.

From the landing, you'll gain access to three excellent bedrooms, the largest which has the added luxury of being built in wardrobes, the smallest which has been renovated into a walk-in wardrobe. You'll find the shower room just off the landing, fitted with a shower, low flush WC, a hand wash basin and underfloor heating. As you can see, every room has been kept to a beautiful standard.

Heading outside, you will be pleased to find a nicely sized garden to the rear with a low maintenance patio area where you can enjoy spending time in the sunny months. The property also benefits from a private driveway and garage, great for extra storage. You don't want to miss out on this home, so call now to arrange a viewing!





Hall

With access to;

Living room 10'3" x 17'11"

Including cinema equipment built in. With window to front elevation.

Kitchen 8'10" x 9'9"

A modern kitchen area with cabinets and units with work surface over and an inset sink. With underfloor heating and window to rear elevation.

Office 8'0" x 9'9"

With laminate flooring and neutral decor.

Dining Room 7'10" x 12'11"

With windows to side elevation and french doors onto the garden.

Landing

With access to;

Bedroom One 11'0" x 11'2"

With carpeted flooring, and window to rear elevation.

Bedroom Two 10'8" x 11'2"

With carpeted flooring, and window to front elevation.

Walk-In-Wardrobe

With carpeted flooring, and window to front elevation.

Shower Room 4'7" x 6'10"

Including a three piece suite with low flush WC, hand wash basin, underfloor heating and shower cubicle.

Garage

A well presented garage with door to rear for access to garden.

Outside

With a private driveway for off road parking to the front and a large patio area for Al fresco dining in the sun in the garden.





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			84
(81-91) B		69	
(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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