



Price Guide £200,000

HILLSWAY CRESCENT | | MANSFIELD | NG18 5DS

**BuckleyBrown**  
ESTATE AGENTS

**\*\*GUIDE PRICE - £200,000 to £220,000\*\* RECENTLY REDUCED TO CARRY OUT FURTHER REFURBISHMENT WORK.**

Stepping inside, you'll immediately be greeted by the spacious hallway. To the front of the house you will find two bay fronted windows, which both complement each other very well. Moving on from here you will find a modern shower room, which also provides access through to the utility room for added convenience. To the left you will find a wonderful kitchen, complete with a range of matching units and cabinetry. Alongside endless possibilities for envisioning and designing your ideal contemporary kitchen space. From here you will find a door leading through to the garage, allowing for you to utilise this space as much as you'd like, as it also links on to the gym area. This room is of a brilliant size and offers so much versatility with separate doors leading outside to the front and the rear. Now let's head further where you will find a spacious open plan lounge/dining room, which is also of a brilliant size and benefits from a bay window to the rear, allowing for ample natural light to flood through. A set of sliding doors lead straight through to the conservatory, creating a lovely flow to the home, plus there is the added benefit of doors leading out onto the garden, perfect for when it's your turn to host.

Stepping outside, you will be pleased to find this property stands on a sizeable plot with convenient off-road parking. Not to mention spacious lawns with surrounding mature shrubs and trees, with a south facing garden. You certainly don't want to miss out on this one, call now to arrange a viewing





**Living Room/Dining Room 27'2" x 11'1"**

With bay window to the rear and sliding doors leading into;

**Conservatory 7'6" x 8'7"**

With surrounding windows overlooking the garden and a door leading out onto the garden

**Kitchen 7'3" x 10'2"**

With traditional cabinets and units, work surface, double ceramic sink, extractor fan, space and plumbing for freestanding appliances. a window to the side elevation and a door providing access through to the gym/garage area.

**Gym 8'0" x 22'8"**

Versatile room for you to utilise however you like, providing access through to the garage, with additional storage space and doors leading outside for added convenience

**Bedroom One 10'7" x 10'7"**

With bay window to the front elevation.

**Bedroom Two 7'3" x 10'7"**

With bay window to the front elevation.

**Shower Room 8'9" x 6'0"**

Fitted with an enclosed shower, low flush WC, wash hand basin with vanity storage and an opaque window to the side elevation.



**Utility 8'9" x 5'10"**

With cabinets providing additional storage, work surface, space and plumbing for a washing machine and an opaque window to the side elevation.

**Outside**

With driveway to the front elevation providing off-street parking, as well as a gravelled frontage. There is an established garden to the rear which is a credit to its current owners, with mature shrubs and trees and steps leading down to a spacious lawn with fence boundary, providing a degree of privacy.



Ground Floor  
143 Sq.mt / 1539.24 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. Specially 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) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>64</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

HILLSWAY  
CRESCENT | | MANSFIELD  
NG18 5DS



BuckleyBrown Estate Agents  
55- 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND  
t: 01623 633633 | [mansfield@buckleybrown.co.uk](mailto:mansfield@buckleybrown.co.uk) | [www.buckleybrown.co.uk](http://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