



£200,000

PENNY WAY | | MANSFIELD | NG18 6AB

BuckleyBrown
ESTATE AGENTS

THE PERFECT FIT!... Located in a friendly estate, this two-bedroom property has been presented to a superb standard throughout, with many admiring features, making it a home you will be proud to call your own.

From the moment you step inside this property you will feel at home as you are welcomed through the entrance hallway and into the light and airy kitchen/lounge area. This room is of a brilliant size and benefits from bi-folding doors overlooking the rear allowing for ample natural light and access to the garden. Moving on from here you will find a lovely downstairs WC complete with natural decor allowing for you to add your own style.

The first floor hosts two well appointed rooms, currently utilised as both a bedroom and an office. both which have been finished to a fantastic standard and complement each other very well with modern fixtures and fittings. You will find family bathroom fitted with a three piece modern suite just off the landing.

Outside will continue to impress with a driveway to the rear allowing for ample off-street parking. There is a lovely garden to the rear, featuring a paved seating area and neat lawn with fence surround offering a degree of privacy. There is also an outbuilding for additional storage, which could very easily become the perfect workshop, gym or home office!

Don't miss out on this one, call now to arrange a viewing!





Entrance hallway

with access to;

Kitchen/Living room 13'11" x 16'1"

Complete with a range of modern units and cabinetry, inset sink and drainer and integrated appliances. There are also bifold doors to the rear elevation giving external access to the garden. With a cupboard for additional storage.

WC 4'7" x 4'11"

With low flush wc and hand wash basin finished with a window to the front elevation.

Landing

With access to;

Bedroom 8'3" x 14'1"

With windows to the front elevation and a cupboard for additional storage.

Office 7'10" x 14'1"

With windows to the rear elevation and a built in wardrobe.

Bathroom 5'11" x 6'4"

Complete three piece modern suite with bath and overhead shower, low flush wc and hand wash basin.

Outbuilding

Versatile outbuilding at the end of the garden with sliding doors and a separate door for entry. This could easily make the perfect workshop, gym or home office

Outside

With an enclosed garden featuring a decked seating area, artificial lawn and surround. Along with a tarmac driveway providing off-street parking.



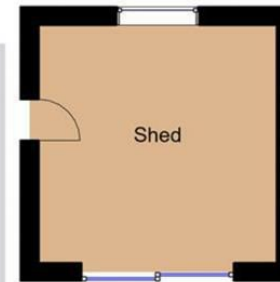
Ground Floor
32 sq.m / 339.60 sq.ft
Approx.



First Floor
32 sq.m / 339.60 sq.ft
Approx.



Outhouse
11 sq.m / 118.64 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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		82	
(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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