



Asking Price £280,000

SAFFRON STREET | FOREST TOWN | MANSFIELD | NG19 0RE

BuckleyBrown
ESTATE AGENTS

WOW IS ALL WE CAN SAY!... From the moment you step into this five bedroomed property you will feel at home... There is an inviting layout throughout and this home is sure to tick all of your boxes! If location is also a big deal to you too then you will be extremely happy to know this home is within a short distance of Mansfield Town Centre and close to local amenities.

As you walk through you will instantly get a sense of space and will be lead into the bright and spacious lounge. This room has been finished to a very high standard and has been complemented well with modern fixtures and fittings. Not only that, there is a stunning feature fire which makes a great focal point and there is a bay window to the front allowing for ample natural light. Now let's talk about the main entertaining space, the stunning kitchen/diner! This open plan room comes complete with a stylish range of shaker style units and cabinets and is of a brilliant size for all of the family to enjoy with two sets of bi-folding doors leading outside, plus a seating area. You will a versatile room located on the ground floor which offers plenty of versatility to become a bedroom, but lends itself very well currently as a playroom and there is WC for added convenience.

On the first floor you will find four wonderfully presented bedrooms, with two having the added luxury of their own jack & jill bathroom. The master bedroom is equally as impressive and benefits from it's own stylish en-suite and built-in wardrobes. There is also a family bathroom fitted with a suite in white just off the landing.

The outside complements this home too with a driveway to the front allowing for ample off-street parking and a well maintained garden. The rear garden will continue to impress with a spacious paved seating area and steps leading to the artificial lawn with fence surround and decorative planted borders. Call now to view!





Porch

With access to;

Entrance Hallway

With staircase leading to the first floor, access leading to the WC and access to;

WC

Complete with low flush WC and wash hand basin

Living Room 10'7" x 17'7"

With carpet to flooring, central heating radiator, electric fire which will remain, bay window to the front elevation and access to;

Kitchen/Diner 25'6" x 13'1"

Complete with a range of shaker style units and cabinets with complementary

work surface over and inset sink and drainer. Fitted with a range of integrated appliances, there is also space and plumbing for a washing machine and fridge freezer. With windows to the rear elevation and two sets of double doors leading outside for added convenience

Playroom/Office 7'6" x 15'8"

With cupboard for additional storage and window to the front elevation

Landing

With carpet to flooring, cupboard for additional storage and access to;

Bedroom One 10'7" x 13'8"

With central heating radiator, built-in wardrobes and bay window to the front elevation



En-suite to Bedroom One

Complete with enclosed shower, low flush WC, wash hand basin and window to the front elevation

Bedroom Two 8'10" x 9'9"

With central heating radiator, window to the front elevation and access to the jack & jill en-suite;

En-suite to Bedroom 1 & 3

Complete with enclosed shower, low flush WC, wash hand basin and window to the side elevation

Bedroom Three 9'5" x 10'7"

With central heating radiator and window to the rear elevation

Bathroom 7'10" x 9'0"

Complete with panelled bath, low flush WC, his & hers vanity unit and window to the rear elevation

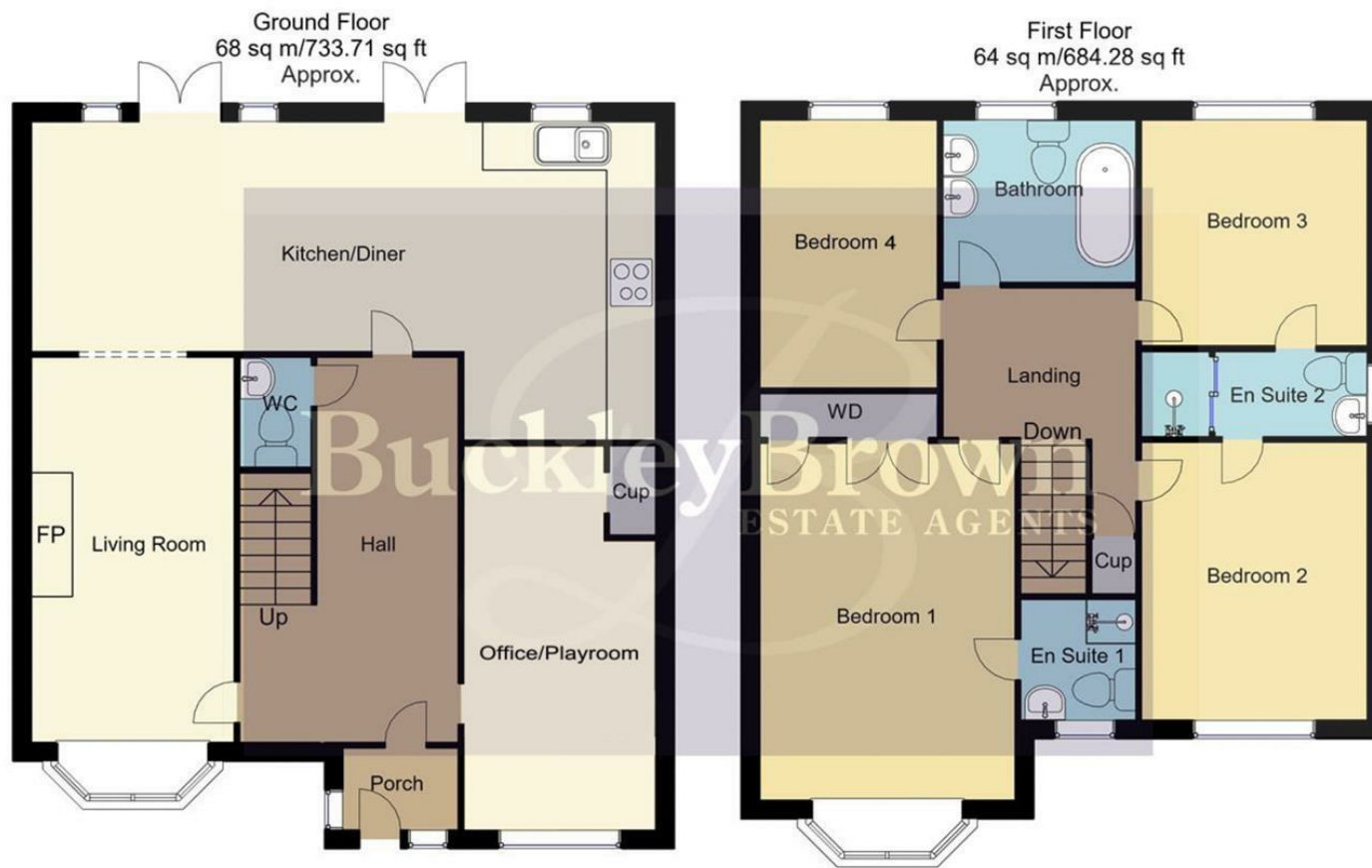
Bedroom Four 7'5" x 11'7"

With central heating radiator and window to the rear elevation

Outside

With a well maintained frontage and neat lawn with decorative slate borders. The rear garden is just as impressive featuring a spacious paved seating area with steps leading to an artificial lawn with decorative slate and planted borders





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			
(81-91) B			
(69-80) C		74	82
(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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