



Offers Over £280,000

BLACKSHALE ROAD | MANSFIELD WOODHOUSE | MANSFIELD | NG19 7GE

BuckleyBrown
ESTATE AGENTS

PERFECT FAMILY HOME!... We just know you're going to love this incredible four bedroom property, positioned in a terrific residential location with excellent nearby shops and amenities! Boasting a sizeable and wonderfully presented interior, this detached property is a credit to its current owners who have kept it to an immaculate standard throughout. We simply can't wait to show you around!..

The ground floor accommodation benefits from a beautiful living room where you'll have an abundance of space to really relax and settle down after a long day! The open plan kitchen/dining room is just next door and equally as impressive with a superb range of matching wall and base units to utilise, along with high quality integrated appliances that make both the cooking and cleaning a simple task! You'll find a great amount of space here to add your own dining set and you'll also have access from here to the rear garden. Excellent for entertaining guests! Completing the floor is the WC that is sure to come in handy and a utility for added convenience.

The first floor presents you with four beautifully presented bedrooms, each of which is a great size with plenty of flexibility to add your own stamp. The master even benefits from its own stylish ensuite. Just next door is a versatile dressing room with fitted wardrobes and space for a vanity. You'll also find the family bathroom just off the landing and this is complete with a modern suite. What's not to love?

The only thing left to convince you is the stunning rear garden where you'll find a spacious patio seating area, beautifully maintained lawn and patio area for seating. Perfect for you to enjoy a family BBQ or evening drink. Did we mention there's a private drive and garage to the front of the property? What more could you ask for!

Don't miss out on this excellent find! Call our team today and book in a viewing!





Entrance Hallway

With cupboard for additional storage and leading access to;

WC

With low flush WC and hand wash basin.

Living Room 11'8" x 19'10"

With dual aspect windows to the front and the side elevation.

Kitchen/Dining Room 9'11" x 19'10"

Complete with a range of modern units and cabinetry, inset sink and drainer and essential integrated appliances. With dual aspect windows to the front and the side elevation. Space for dining furniture and patio doors on the side elevation leading onto the garden.

Utility 5'8" x 6'11"

With inset sink and drainer and space and

plumbing for a washing machine/tumble dryer.

Landing 7'6" x 9'6"

Providing access to;

Bedroom One 10'7" x 10'10"

With built in wardrobe and window to the front elevation. This bedroom also benefits from having an en suite.

En-Suite 5'0" x 8'7"

Three piece en suite with hand wash basin, low flush WC, overhead shower with screen and window to the side elevation.

Bedroom Two 9'6" x 11'11"

With window to the side elevation.

Bedroom Three 8'1" x 10'0"

With dual aspect windows to the front and the side elevations.

Bedroom Four/Dressing Room

With fitted wardrobes and window to the front elevation.

Bathroom 5'6" x 6'7"

Complete three piece suite with hand wash basin, low flush WC and panelled bath with overhead shower. With window to the rear elevation.

Outside

Well cared for lawn to the front of the property, garage and driveway for one car allowing for off road parking. To the rear there is a well established garden which is mainly laid to lawn and a paved area for seating. There is also a shed for extra storage. With fence surround offering a degree of privacy.



Ground Floor:
59Sq.MT/635.07Sq.FT
Approx.

First Floor:
59Sq.MT/635.06Sq.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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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			88
(81-91) B		77	
(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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