



NOTTINGHAM ROAD | MANSFIELD | NG18 4SF

BuckleyBrown
ESTATE AGENTS

GUIDE PRICE £290,000-£300,000

A STUNNING FAMILY HOME! This four-bedroom semi-detached property is pleasantly situated in Mansfield with a spacious driveway offering convenient off-street parking. The interior is equally wonderful, presenting a modern classical style throughout. This property benefits from easy transport links, with a bus stop on your doorstep, not to mention being situated in the catchment area of High Oakham Primary School, making this the perfect family residence!

As you walk through, the light and airy hallway comprises a beautiful stained-glass doorway and paneling to the staircase. Moving through to the living room, the eye-catching features continue as you will find a detailed fireplace and bay window really bring this room to life! From here you'll be led to the open-plan kitchen/diner which is fitted with a range of cabinets and units with room for appliances. There is ample space for a dining room table, this is a great setting for hosting family meals! The conservatory is well presented with its glass roof allowing plenty of light in, a tranquil area to unwind and get lost in a book! This property comes handy with a basement, providing ample storage.

Upstairs, you will find three versatile bedrooms, all of which have been lovingly maintained and the fourth being located on the second floor. The spacious landing in-turn provides access to a fabulous bathroom fitted with a modern three-piece suite and full height tiling with a built-in vanity unit for storage.

The outside presents a pretty pergola and seating area, with steps that lead onto the well-maintained lawn with surrounding trees and shrubs for added privacy. This is a great setting for BBQs in the summer! To the front accommodates private parking for an impressive three cars. It's clear to see that this property has been well-loved and upgraded over the years, this is a credit to its owners.





Hall
With laminate flooring, central heating radiator and stairs to first floor.

Living Room 11'10" x 12'4"
With a bay window to front elevation, laminate flooring, coving, beautiful feature fireplace with surround, central heating radiator and laminate flooring.

Dining Room 11'10" x 13'1"
With laminate flooring, central heating radiator, ceiling rose and opening into the breakfast kitchen.

Kitchen 6'4" x 10'3"
Complete with a range of wall and base units, worktop over, tiled splash back, sink with drainer and mixer tap

over, an integrated fridge/freezer, dishwasher, washing machine with an oven and microwave, gas hob with stainless steel extractor fan over, tiled floor, window to rear elevation and door to access the rear garden.

Conservatory 11'3" x 11'10"
With a panoramic glass roof and windows to all elevations, double doors leading to the rear garden, laminate flooring and central heating radiator.

Landing
Window to side elevation and access to;

Bedroom One 11'10" x 14'3"
With two Velux windows to side and

rear elevation, carpet flooring, two central heating radiators, stairs down to the first floor.

Bedroom Two 9'6" x 11'6"
With carpet flooring, feature fireplace, central heating radiator, decorative panelled ceiling, coving, window to rear elevation and fitted wardrobes.

Bedroom Three 7'8" x 11'6"
With carpet flooring, feature fireplace, window to front elevation and central heating radiator.

Bedroom Four 6'3" x 7'5"
With carpet flooring, central heating radiator, coving and window to front elevation.

Bathroom 6'3" x 9'2"
Complete with a low flush WC and sink set within a vanity unit which benefits from storage cupboards, a wood panelled bath with mixer tap, shower cubical, heated towel rail, tiled walls and flooring, spot lighting, extractor fan and window to rear elevation.

Basement 17'10" x 14'11"
Stairs up to ground floor.





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			76
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		49	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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