



SHERWOOD AVENUE | BLIDWORTH | MANSFIELD | NG21 0SX



A MOVE-IN READY GEM!! Nestled in the heart of Blidworth, this meticulously maintained three bedroom semi-detached property offers a haven of comfort, style, and convenience for first-time buyers and families alike.

Step inside and discover a bright and airy open-plan kitchen/diner with chic tiled splash backs, modern cabinetry and space for domestic appliances, finished with elegant spotlights. There is ample space here for preparing family meals and entertaining guests. Completing this area, there are two utility rooms with storage space and room to do the laundry! The adjacent living room invites you to relax and unwind in a modern and spacious ambiance, bathed in natural light.

Upstairs, you'll find three well-proportioned bedrooms, each offering a peaceful retreat. Completing this charming abode is a modern bathroom just off the landing, including a three-piece suite with a shower over the bath.

Outside, a private enclosed garden awaits your personal touch, presenting endless possibilities for creating your dream outdoor oasis. To the front, the property accommodates a driveway with off-road parking for one car. Don't miss this exceptional opportunity to own a truly special property. Call today and schedule your viewing!





Hall
With access to;

Living Room 10'11" x 15'10"
With carpeted flooring and dual aspect windows.

Kitchen/Dining Room 10'7" x 18'8"
With cabinets and units with work surface over and an inset sink. With windows and door access to rear elevation.

Utility One 5'6" x 6'3"
With window to rear elevation.

Utility Two 3'10" x 13'9"
With window to rear front.

Landing
With access to;

Bedroom One 10'4" x 10'11"
With dual access windows.

Bedroom Two 7'10" x 11'8"
With window to rear elevation.

Bedroom Three 7'9" x 9'1"
With window to front elevation.

Bathroom 5'2" x 6'0"
Including a three piece suite with a shower over the bath.

Outside
An enclosed garden with patio and a lawn area. With Private parking to the front.



Ground Floor
46 sq.m / 497.55 sq.ft
Approx.

First Floor
46 sq.m / 497.55 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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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		73	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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