



BUTTERMERE COURT | MANSFIELD WOODHOUSE | MANSFIELD | NG19 9FB

BuckleyBrown
ESTATE AGENTS

STYLISH LIVING!...You're going to love this gorgeous three-bedroom detached home, which has been immaculately presented from top to bottom with a twist of modern and homely features that will have you in awe from the moment you step inside. Not only that, but this excellent family home stands beautifully on an enviable plot with instant kerb appeal and a driveway to the front allowing convenient off-street parking; it certainly ticks all the boxes!

Firstly, let's start with the welcoming and spacious hallway, which sets a wonderful tone, before exploring the rest of the accommodation. Starting with the bright and airy living room to your left that has been decorated in a complementary colour palette. Providing an excellent space for you to sit back and unwind. The kitchen is certainly one of our many favourite features in this home. Fitted with a range of modern units and a centre island with a delightful breakfast bar. The kitchen area features velux windows and bi-fold doors that lead seamlessly out to the rear garden, creating an excellent indoor-outdoor feel. The adjoining dining area offers a great amount of space for family meals, complete with additional units and a second Belfast sink.

On the first floor, you will find three well-appointed bedrooms, which have all been immaculately presented. Boasting style and space in abundance, together with the luxury of an en-suite facility in the master bedroom and a fitted wardrobe, this space is finished perfectly.

Outside will be certain to keep you hooked, boasting a fantastic garden to the rear with a beautifully landscaped garden featuring an artificial lawn, a patio area, large storage shed with power and lighting, and decorative slate chippings. The converted garage currently serves as a home salon/gym, showcasing ample versatility. The property also has the added advantage of a driveway with off-road parking space for two vehicles.





Entrance Hall

With LVT flooring, under stairs storage cupboard, stairs leading up to the first floor, downlights and access into;

Living Room 10'3" x 18'6"

With LVT flooring, electric fireplace, two central heating radiators and dual aspect windows to the front and side elevation.

Kitchen/Diner 13'6" x 13'10" /8'11" x 18'6"

Incredible open plan space complete with a range of beautifully designed wall and base units with complementary worktop over, Belfast sink and drainer with tiled splash backs, range cooker with extractor fan above, central island with additional units and breakfast bar, feature fireplace, two

windows to the front elevation, two velux windows and bi-fold doors leading out to the garden. Leading into a beautiful dining room with additional units, second Belfast sink and drainer, ample dining space, central heating radiator, downlights and window to the front elevation.

WC

Complete with a low flush WC, vanity hand wash basin and central heating radiator.

Salon/Gym 15'5" x 15'5"

Garage conversion with power, downlights, running water, central heating radiator and air conditioning.

Landing

With carpeted flooring, central heating



radiator, window to the rear elevation, loft access, and access into;

Bedroom One 10'6" x 18'2"

With fitted carpets, fitted wardrobes, central heating radiator, window to the side elevation and access into a private ensuite facility.

Ensuite 4'3" x 10'6"

Complete with a walk-in shower cubicle, low flush WC, vanity hand wash basin, tiled flooring, part-tiled walls, central heating radiator and opaque window to the front elevation.

Bedroom Two

With fitted carpets, central heating radiator and window to the front elevation.

Bedroom Three 9'2" x 7'10"

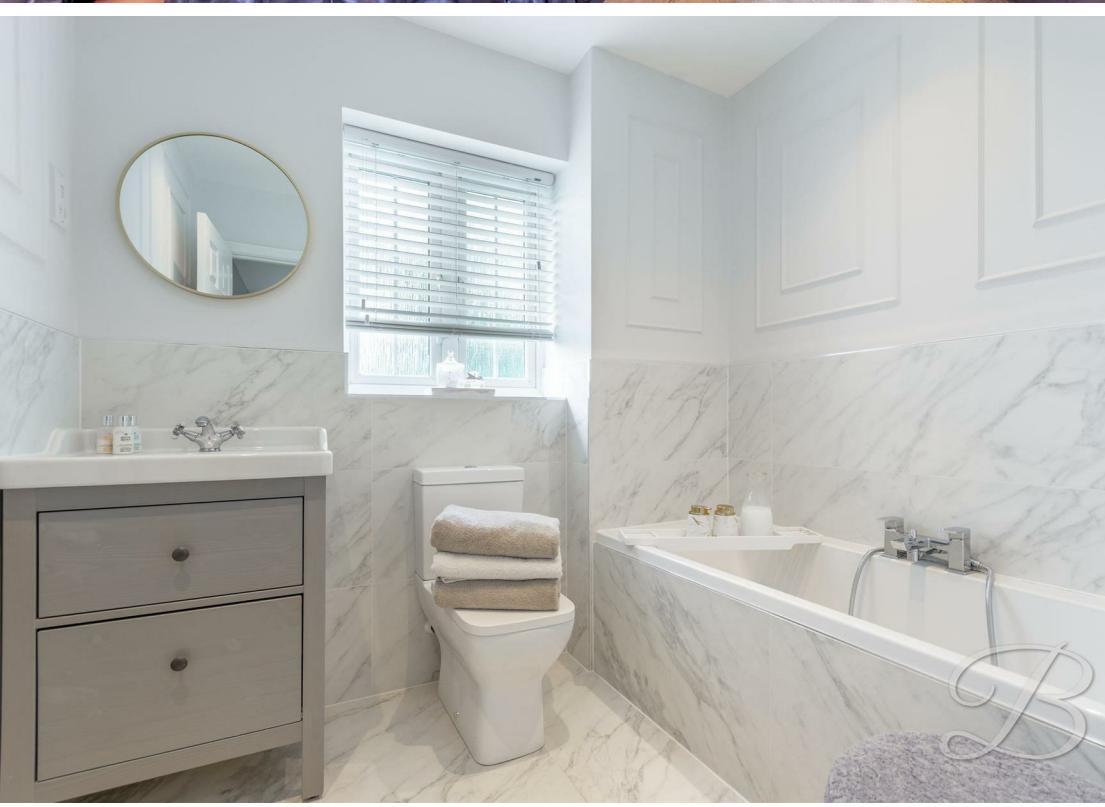
With carpet to flooring, central heating radiator and window to the side elevation.

Bathroom 7'2" x 5'10"

Complete with a fitted bath with overhead shower, low flush WC, vanity hand wash basin, part-tiled wall and flooring with marble effect, central heating radiator and opaque window to the front elevation.

Outside

Featuring a beautifully landscaped garden with artificial lawn, patio seating area, large storage shed with power and lighting, decorative slate chippings and a surrounding fence for additional privacy. The property also benefits from a driveway with off-road parking space for two cars.





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

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