



£425,000

BISHOPS WALK | CHURCH WARSOP | MANSFIELD | NG20 0SN

BuckleyBrown
ESTATE AGENTS

THE WAIT IS OVER!!.. because we have found the perfect grade 2 listed home for you, located in a fantastic, sought after location in a small gated community of 5 houses. Where do we even begin with this wonderful end terrace cottage? Maybe with its gorgeous interior that offers the perfect blend of traditional and modern features, or perhaps it's four excellent bedrooms? Did we mention the stunning rear garden?

You will immediately feel at home as you step into the gorgeous open plan dining/living room which is the perfect space for entertaining friends and family. Next is the fully equipped kitchen which is complete with a range of matching units and high-specification integrated appliances. The perfect setting for showing off your culinary skills. You'll also find a handy versatile space just off from the kitchen which you can use to your own advantage, with additional external access. The ground floor also benefits from a handy downstairs WC and has the hidden luxury of underfloor heating throughout.

The first floor welcomes you to three incredible bedrooms, all of which have been kept to a fantastic standard throughout. One of the bedrooms also benefiting from private access to the family shower room which can also be found just off the landing hallway. All bedrooms are fitted with velux windows allowing a wealth of natural daylight to flow through. Moving to the top floor you are presented with the fourth bedroom which is extremely spacious and open to a private bathroom.

You will only continue to be impressed as you head out to the rear garden. You will find a spacious patio seating area with overhead veranda, perfect for summer BBQs, along with a well-maintained lawn and gorgeous surrounding shrubs and trees. The property also benefits from a double garage and private driveway allowing for off-road parking. What more could you want? Call now to arrange a viewing...





Entrance Hallway
With windows to the front elevation and further access to;

WC
Fitted with a hand wash basin, low flush WC and window to the side elevation.

Dining Room 8'6" x 13'10"
With dual aspect windows to the front and side elevation. Ample furniture space along with an additional storage cupboard.

Living Room 11'5" x 13'0"
Open plan from the dining room with windows to the side elevation.

Kitchen 7'9" x 12'11"
Complete with a range of matching cabinets and units, inset sink and drainer, integrated appliances and a window to the side elevation. With an additional versatile space to use to your own advantage with external access to the side.

Landing
With dual aspect windows to the front and side elevation, storage cupboard and further access to the hall.

Hall
With access to;

Bedroom One 11'8" x 12'10"
With velux windows and access to the shower room.

Bedroom Three 7'9" x 12'11"
With a velux window.

Bedroom Four 4'8" x 12'10"
With a velux window.

Shower room 6'9" x 8'10"
With low flush WC, hand wash basin, bidet, shower and velux window.

Landing
With a window to the front elevation and access to;



Bedroom Two 11'6" x 12'11"
With velux windows and wash hand basin. Open to bathroom en suite.

Bathroom 7'7" x 11'6"
With low flush WC and corner bath.

Garage
Double garage for added convenience.

Outside
Private driveway to the side elevation. Well established garden to the rear along with decked seating area with veranda.





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. Specially 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		76	85
(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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BuckleyBrown Estate Agents
55- 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND
t: 01623 633633 | mansfield@buckleybrown.co.uk | www.buckleybrown.co.uk

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