



HADDON ROAD | | MANSFIELD | NG19 7BS

BuckleyBrown
ESTATE AGENTS

One for the family!! Prepare to fall head over heels for this three-bedroom detached home which boasts incredible accommodation throughout. Comprising a well-presented interior, this property has been kept to a fantastic standard by its current owner and is guaranteed to impress upon viewing! Let's take a look inside..

As you walk inside, you will firstly be welcomed into the light and airy entrance hallway and will be lead into a lovely family lounge with a beautiful bay allowing plenty of light to fill the room, and a feature fireplace giving a warm and inviting feel. As you walk further you will find the kitchen/dining room, fitted with a range of shaker style cabinetry and units, together with a Belfast sink and space for appliances. There is also ample space for a dining room table, perfect for sit-down family meals!

Now that you've seen all the ground floor has to offer, let's take a walk upstairs, where you will be just as impressed! From the landing, you'll gain access to three well-sized bedrooms, the master with built-in wardrobes for added luxury. The family bathroom includes a fitted four-piece suite with a beautiful free-standing bath tub, this is the perfect setting to unwind.

Heading outside, you will discover a delightful rear garden, complete with a well-maintained spacious lawn and patio area, perfect for those evening drinks with family and friends. There is a handy garage to the front with an ample driveway for parking multiple vehicles. If this is the one for you, don't miss out! Call today to book a viewing!





Hall

With access to;

Living Room 10'7" x 14'10"

With a bay window to front elevation.

Kitchen/Dining Room 9'6" x 17'7"

Including cabinets with work surfaces over and space for appliances. With window to rear elevation.

Landing

With access to;

Bedroom One 10'6" x 12'4"

With a bay window to front elevation.

Bedroom Two 8'8" x 9'2"

With window to rear elevation.

Bedroom Three 6'10" x 8'11"

With window to front elevation.

Bathroom 6'8" x 8'6"

Including a four-piece suite. With window to rear elevation.

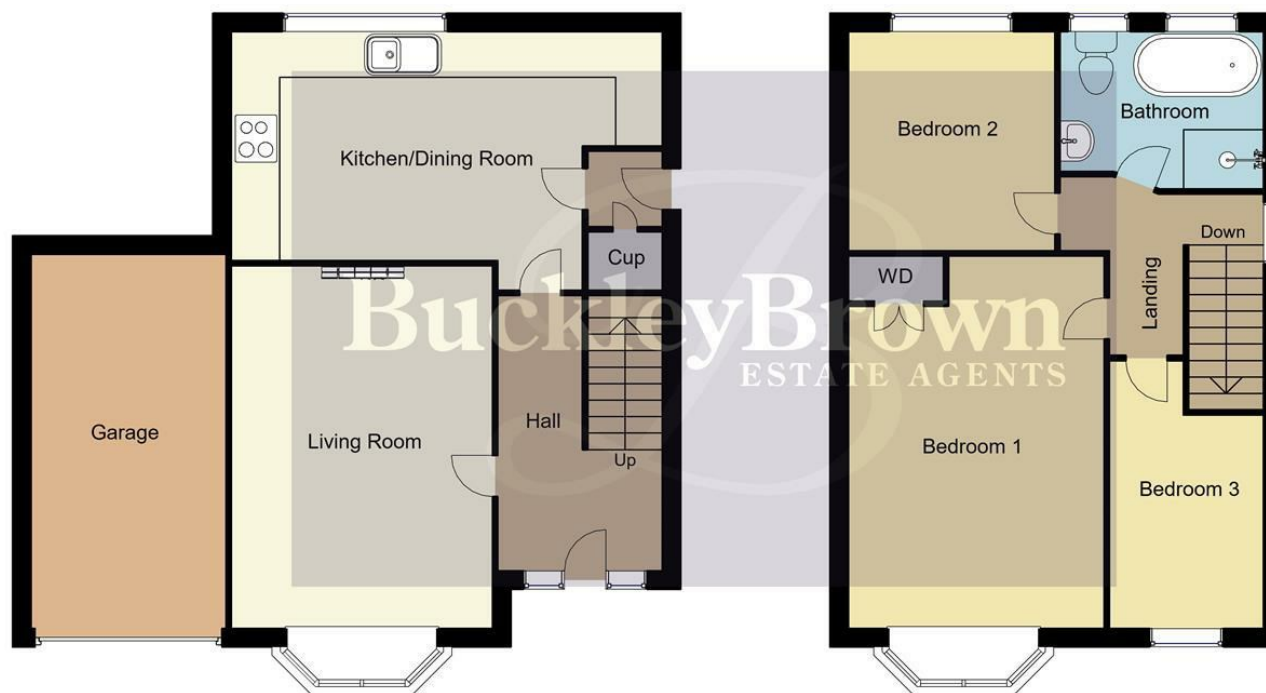
Outside

Including a well-maintained lawn with a patio area to the rear. With a driveway and garage to the front.



Ground Floor
54 sq.m / 583.46 sq.ft
Approx.

First Floor
42 sq.m / 453.01 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		8
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	55	
(21-38) F		G
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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