



THE ROCKS | WARSOP VALE | MANSFIELD | NG20 8XG

BuckleyBrown
ESTATE AGENTS

ABSOLUTELY FLAWLESS!.. Situated on an enviable plot in Warsop Vale stands this beautiful three bedroom mid-terrace, stone built cottage, dating back to 1893. This delightful family home has it all and is sure to tick all your boxes with its modern, yet characterful interior, as well as it's spacious garden.

Boasting a wealth of fantastic features throughout, you will instantly want to make this home your own from the moment you set eyes on it! Let's start with the kitchen which is simply sublime, complete with stunning cabinets and units, paired beautifully with an island providing additional storage space and an integrated electric hob. Not to mention the complementary work surface and Belfast sink finishing the kitchen perfectly. There is also a wonderful utility room with the benefit of additional units, plumbing for a washing machine and room for all your essential appliances. Let's not forget the modern family bathroom, fitted with a corner bath, walk-in shower and matte black fittings and fixtures. Just next door is the neutral decorated living room where you'll find complementary laminate flooring and a delightful amount of space for your furnishings. Along with a handy cupboard to be utilised to your own advantage. For those who like to entertain, a separate dining room sits nicely from here and creates the perfect setting for family get togethers! Along with patio doors providing convenient access to the rear garden.

The first floor hosts three double bedrooms, with the master featuring the luxury of fitted wardrobes, en-suite and decorative panelling. Each room has been kept to an excellent standard, with plenty of space to add your own stamp!

The outside offers a spacious paved driveway providing ample off-street parking. Together with an enclosed garden with a decked seating area, maintained lawn and summer house. Along with a double garage and additional piece of land, measuring approx 0.10 of an acre to be included in the sale.





Lounge 10'4" x 13'8"
With laminate flooring and radiator.

Dining Room 11'6" x 13'8"
With laminate flooring, radiator and French doors leading out to the rear garden.

Kitchen 12'5" x 13'8"
Complete with modern cabinets and units, work surface over, Belfast sink with a mixer tap above, centre island with additional storage, electric hob and extractor fan. Together with a gorgeous tiled splash back, laminate flooring and window to the front elevation.

Utility 7'11" x 8'11"
Fitted with additional cabinets, work surface, plumbing for a washing machine, space for a fridge freezer and a window to the side elevation.

Bathroom 7'11" x 10'8"
Complete with a corner bath, wall hung basin, walk-in shower with rainfall head, heated towel rail, tiled flooring and an opaque window to the side elevation.

Landing
With carpet to flooring, central heating radiator, decorative panelling and access to;

Bedroom One 12'9" x 14'11"
With carpet to flooring, central heating radiator, fitted wardrobes, decorative panelling and a window to the front elevation.

En-Suite
Fitted with a low flush WC and an opaque window to the front elevation.

Bedroom Two 9'2" x 10'5"
With carpet to flooring, fitted wardrobe and a window to the rear elevation.

Bedroom Three 8'9" x 10'5"
With carpet to flooring, central

heating radiator, decorative panelling and a window to the rear elevation.

Outside
With a spacious paved driveway providing ample off-street parking. Together with an enclosed garden with a decked seating area, maintained lawn and summer house. Along with a double garage and additional piece of land, measuring approx 0.10 of an acre.



Ground Floor
79 Sq.m/ 847.25 Sq.ft
Approx.



First Floor
42 Sq.m/ 447.36 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.
CC Ltd ©2018

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			78
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		43	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

WARSOP
VALE | MANSFIELD | NG2
8XG



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

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.

BuckleyBrown
ESTATE AGENTS