



Offers Over £220,000

OCEAN DRIVE | WARSOP | MANSFIELD | NG20 0FD

BuckleyBrown
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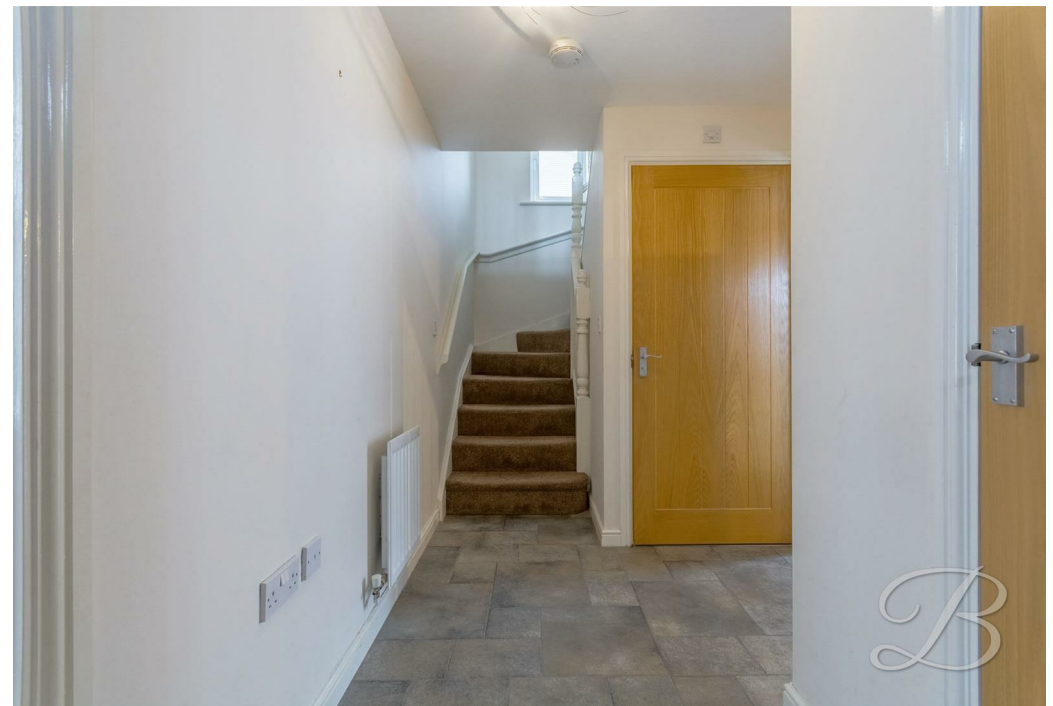
YOU WILL LOVE THIS HOME!... Comprising of a well-presented, modern and neutral interior, this three bedroom detached property occupies a wonderful plot and would make a fantastic home for any growing family!

As you walk inside the entrance hallway you will find a WC leading immediately off and will be invited into a light and airy lounge which has been neutrally decorated throughout and provides a lovely blank canvas for you to make it your own.

Now let's take a walk further where you will be welcomed into the heart of the home, the kitchen/diner! The kitchen comes complete with a range of matching units and cabinets with complementary work surface over and a range of integrated appliances. This open plan room is of a brilliant size and also benefits from double doors leading out onto the garden, making it perfect for entertaining!

On the first floor you will find three bedrooms, one of which has the added luxury of its own en-suite and a lovely family bathroom fitted with a suite in white.

The outside space is sure to tick that last box, with a low maintenance frontage and driveway offering off-street parking. The rear garden is sure to impress further with an artificial lawn and decked seating area, providing the perfect spot for Summer barbecues! Don't miss out, call now to arrange a viewing!





Entrance Hallway
With cupboard for additional storage, staircase leading to the first floor and access to;

WC
Complete with low flush WC, wash hand basin

Living Room 10'6" x 16'3"
With dual aspect windows to the front and side elevation allowing for ample natural light

Kitchen/Dining Room 9'6" x 16'3"
Complete with a range of

matching units and cabinetry and complementary work surface over and inset sink and drainer. With integrated oven, window to the front elevation and double doors leading outside for added convenience

Landing
With access to;

Bedroom One 9'7" x 12'6"
With built-in wardrobes and window to the front elevation

Bedroom Two 10'8" x 7'11"
With window to the front elevation

Bedroom Three 10'6" x 8'0"
With window to the side elevation

Bathroom 6'4" x 8'9"
Complete with panelled bath with overhead shower, low flush WC, wash hand basin and window to the front elevation

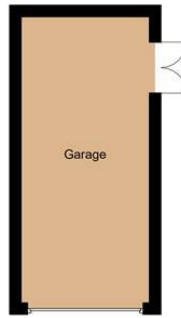
En-suite to Bedroom One 9'7" x 8'10"
Complete with enclosed shower, low flush WC, wash hand basin

Outside

With an easy to maintain frontage and single garage (2.74 x 5.83) which is fully fitted with flooring and electrics. You will find an enclosed garden to the rear which features a neat artificial lawn for low maintenance gardening, as well as a raised decked seating area.



Garage
18 Sq.mt / 193.75 Sq.ft
Approx



Ground Floor
44 Sq.mt / 473.61 Sq.ft
Approx



First Floor
43 Sq.mt / 462.84 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			89
(81-91) B		74	
(69-80) C			
(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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