



Offers Over £325,000 Freehold

THE WICKETS | WARSOP | MANSFIELD | NG20 0GY

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FAMILY FAVOURITE!...This modern four-bedroom detached house in Warsop boasts impressive kerb appeal and is perfectly suited for family living with its spacious layout and beautiful presentation from top to bottom. This property offers all you can ask for and more!

Upon entering, you are greeted by a spacious ground floor featuring a triple-aspect living room, bathed in natural light and features neutral decor, creating a warm and inviting atmosphere. The contemporary kitchen is simply wonderful, equipped with integrated oven and microwave, elegant tiled flooring, and bi-folding doors that seamlessly extend the living space into the beautifully landscaped rear garden. Together with a handy utility room, complete with plumbing for appliances, and a well-appointed WC for guests.

The first floor hosts four spacious and versatile bedrooms. The master bedroom is impressive, featuring fitted wardrobes and a private en-suite bathroom. The additional three bedrooms offer ample space for family, guests, or home office needs, and are served by a modern family bathroom off the landing.

Externally, the property continues to impress. A tarmac driveway at the front provides ample off-street parking. The rear garden has been meticulously maintained with a lawn, a patio area perfect for al fresco dining, sheltered seating area, and a bar, ideal for entertaining friends and family.

Don't miss the opportunity to make this beautiful house your home!





Living Room 11'11" x 14'3"
 With carpet to flooring, central heating radiator and triple aspect windows.

Kitchen 11'9" x 18'11"
 Fitted with wall and base units, work surface, gas hob, splash back, inset sink with mixer tap above, extractor fan, integrated oven and microwave. Along with tiled flooring, down lights and bi-folding doors leading out to the rear garden.

Utility 5'0" x 5'5"
 With additional storage, work surface, plumbing for a washing machine and door leading outside.

WC
 Fitted with a pedestal sink, low flush WC, wall tiling and central heating radiator.

Bedroom One 9'10" x 13'6"
 With carpet to flooring, central heating radiator, fitted wardrobe, ensuite and dual aspect windows.

En-Suite 5'2" x 11'10"
 Fitted with an enclosed shower, pedestal sink, low flush WC, full height tiling and an opaque window to the side elevation.

Bedroom Two 9'9" x 11'8"
 With carpet to flooring, central



heating radiator and window to the front elevation.

Bedroom Three 9'9" x 9'9"
 With carpet to flooring, central heating radiator, fitted wardrobe and window to the rear elevation.

Bedroom Four 9'3" x 9'9"
 With carpet to flooring, central heating radiator and window to the front elevation.

Bathroom 7'2" x 11'8"
 Complete with a panelled bath, overhead shower, low flush WC, pedestal sink, full height tiling, down lights and an opaque window to the side elevation.

Outside
 With a tarmac driveway to the front elevation providing off-street parking. Along with a beautifully landscaped garden to the rear with a maintained lawn, patio area, sheltered seating area and bar.



Ground Floor
76 sq.mt / 818.05 sq.ft
Approx



First Floor
79 sq.mt / 850.34 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. Specially no guarantee is given on the total square footage of the property if quoted on this plan.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		78	
(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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