



Offers In The Region Of £250,000

HILLSWAY CRESCENT | MANSFIELD | NG18 5DS





SETTLE DOWN!...Welcome to this delightful and spacious family home, situated in a highly convenient area of Mansfield, this home is ideally located with excellent commuter links and close proximity to a range of local amenities. This three bedroom property perfectly balances traditional charm with a great canvas for modernisation, making it an ideal choice for a growing family.

The ground floor is simply wonderful, featuring a bright and airy living room enhanced by a charming bay window. The open-plan layout seamlessly connects the living room to a second reception room, which boasts a traditional fireplace, creating an ideal atmosphere for both relaxation and entertaining. From the reception room, sliding doors open into a lovely conservatory, offering a versatile spot bathed in natural light.

On the first floor, you will find three versatile bedrooms, two of which benefit from fitted wardrobes, providing ample storage space. The well-appointed shower room completes this floor, ensuring convenience.

Externally, the property offers a driveway at the front, providing convenient off-street parking. The rear of the property features an enclosed garden with a well-maintained lawn, mature shrubbery, and a patio area, perfect for outdoor dining. Is this the one for you? call now to arrange a viewing!





Living Room 11'1" x 12'5"  
With carpet to flooring, central heating radiator and window to the front elevation.

Dining Area 11'1" x 11'10"  
With carpet to flooring, central heating radiator, traditional fireplace and sliding doors leading into the conservatory.

Conservatory 11'1" x 7'6"  
With carpet to flooring and sliding doors leading outside.

Kitchen 6'6" x 16'8"  
Fitted with traditional wall and base units, work surface, inset sink with

mixer tap above, tiled walls, plumbing for a washing machine and tumble dryer. Along with tiled flooring, double windows to the side elevation and door leading outside.

Bedroom One 11'1" x 11'10"  
With carpet to flooring, central heating radiator, fitted wardrobe and window to the front elevation.

Bedroom Two 10'4" x 12'5"  
With carpet to flooring, central heating radiator, fitted wardrobes and window to the rear elevation.

Bedroom Three 6'6" x 7'9"  
With carpet to flooring, central



heating radiator and window to the front elevation.

Shower Room 7'2" x 6'9"  
Fitted with an enclosed shower, low flush WC, wash hand basin, heated towel rail, full height tiling and an opaque window to the side elevation.

Outside  
With a driveway to the front elevation providing off-street parking. Along with an enclosed garden to the rear with a patio area, maintained lawn and mature shrubbery.









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) <b>A</b>			73
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>		30	
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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