



Guide Price £270,000 Freehold

OTTER WAY | MANSFIELD | NG19 6DH

**BuckleyBrown**  
ESTATE AGENTS



GUIDE PRICE £270,000-£285,000!...AT THE TOP OF YOUR LIST!...Welcome to this stunning modern four-bedroom detached home, perfectly situated in a highly convenient area. This property offers a wonderful opportunity for you to add your own personal touches and make it your own!

The ground floor boasts a spacious living room filled with ample natural light, creating a warm and inviting atmosphere. The impressive kitchen features sleek wall and base units, integrated dishwasher, and generous worktop space, making it a delight for preparing meals. Adjoining the kitchen is a charming dining area with French doors that open out to the rear garden, perfect for entertaining. Additionally, the ground floor includes a useful WC and a utility with extra storage space and plumbing for essential appliances, ensuring practicality and convenience.

On the first floor, you will find four well-presented bedrooms. The master bedroom is brilliant, complete with fitted wardrobes and a stylish en-suite. The remaining bedrooms are equally spacious and versatile, ideal for family members or guests. Completing this floor is a contemporary family bathroom.

Outside, the property features a tarmac driveway, providing handy off-street parking. The beautiful enclosed rear garden has been well-maintained lawn and offers a decked seating area, perfect for relaxing and enjoying the outdoors.

This home truly offers the perfect blend of modern living and is move in ready. Don't miss the opportunity to make this property yours!





**Entrance Hallway**  
 With laminate flooring, storage cupboard, carpeted staircase leading to the first floor, and access to;

**Living Room**  
 With carpet to flooring, vertical central heating radiator, coving and window to the front elevation.

**Kitchen 13'1" x 14'2"**  
 Fitted with modern wall and base units, work surface, inset sink and drainer, ceramic hob, extractor fan, tiled walls, built-in dishwasher, laminate flooring and dual aspect windows.

**Utility 8'5" x 4'8"**  
 With a work surface, plumbing for a washing machine and door leading outside.

**Dining Room 7'4" x 12'7"**  
 With laminate flooring and French doors leading outside.

**WC**  
 Fitted with a low flush WC, pedestal sink and an opaque window to the side elevation.

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



**Bedroom One 10'11" x 13'3"**  
 With carpet to flooring, central heating radiator, fitted wardrobe, en-suite and window to the front elevation.

**En-Suite 7'4" x 3'10"**  
 Fitted with an enclosed shower, pedestal sink, low flush WC, modern wall and floor tiling.

**Bedroom Two 9'10" x 11'3"**  
 With carpet to flooring, central heating radiator, fitted wardrobe and window to the rear elevation.

**Bedroom Three 10'8" x 7'3"**  
 With carpet to flooring, central heating radiator, fitted wardrobe and window to the rear elevation.

**Bedroom Four 8'2" x 7'5"**  
 With carpet to flooring, central heating and window to the front elevation.

**Bathroom 5'5" x 6'8"**  
 Complete with a bath, pedestal sink, low flush WC, modern radiator, wall and floor tiling.

**Outside**  
 With a tarmac driveway providing handy off-street parking. There is a beautiful enclosed garden to the rear with a maintained lawn and decked seating area.







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) <b>A</b>			87
(81-91) <b>B</b>		77	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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