



Offers Over £290,000

SUTTON ROAD | | MANSFIELD | NG18 5HH

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*** NO CHAIN ***

PICTURE PERFECT!!!...This three bedroom family home is a true gem and we can't wait to show you around. Boasting a spacious and well-presented interior, this detached property has room for the whole family, with an extensive garden and modern fixtures and fittings throughout. You simply must view this one for yourself!

The ground floor boasts incredible accommodation. Starting with the living room which is fitted with a bay front window allowing a wealth of natural daylight to flow through. This room is also complimented by a multi fuel burning stove. Moving through to the open plan kitchen/diner which offers an extensive range of modern attractive units and appliances, making it simple to show off your culinary skills. Additionally, you will find a breakfast bar for added convenience. The dining room side offers ample furniture space to enjoy meals with family, perfect space for entertaining guests! Finishing the ground floor is a utility along with a WC for added convenience. Lets take a look upstairs...

The first floor hosts three generous bedrooms, all of which offer plenty of versatility. You'll even find fitted wardrobes in the master and second bedroom. Furthermore, the family bathroom can be found just off the landing and complete with a neutral four piece suite.

The garden really is something special, generous and private, with a spacious patio and decked seating areas, extensive lawn and fence surround offering a degree of privacy. Perfect for inviting the whole family around and enjoying the sunny months together with a BBQ. To the front of the property is a generous private driveway and a garage, allowing space for ample off-road parking.

Don't miss out, call now to arrange viewing!





Porch
With windows to the rear elevation and further access to;

Hallway
With access to a storage cupboard and further access to;

Living Room 12'11" x 13'0"
With a bay window to the front elevation.

Kitchen/Dining Room 13'10" x 20'8"
Complete with a range of attractive matching cabinets and worktop units, inset sink and drainer, integrated appliances along with a beautiful breakfast bar. Ample furniture space for dining with family and friends fitted with velux windows and patio doors to the rear elevation.

Utility 8'0" x 8'11"
Fitted with a hand wash basin, window to the side elevation and further access to an additional storage room and handy downstairs WC.

Landing
With a window to the side elevation and further access to;

Bedroom One 12'11" x 12'11"
With a fitted wardrobe and a bay window to the front elevation.

Bedroom Two 10'2" x 12'9"
With fitted wardrobe, window to the rear elevation.

Bedroom Three 7'11" x 8'0"
With a window to the front elevation.



Bathroom 8'4" x 9'0"
Four piece suite comprising of a hand wash basin, low flush WC, bath, shower and additionally fitted with a towel radiator. With a window to the side elevation.

Store 5'6" x 7'0"
Versatile space accessible from the side elevation and perfect for keeping organised.

Garage 9'1" x 19'3"
Accessible from the front elevation, with a window to the rear.

Outside
Spacious front driveway allowing for off road parking. Beautifully presented rear garden with a spacious patio and decked seating areas, extensive lawn and fence surround.





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			
(81-91) B			
(69-80) C			
(55-68) D		68	80
(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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