



Offers In The Region Of £200,000

BUTTERMERE COURT | MANSFIELD WOODHOUSE | MANSFIELD | NG19 9FB

**BuckleyBrown**  
ESTATE AGENTS

A WONDERFUL FAMILY HOME!...Become the envy of all of your friends! This stunning three bedroomed home has it all and it's yours for the taking! This is a shining example of a home that oozes quality and style, providing spacious and beautifully appointed accommodation with a whole range of features both inside and out. It needs to be seen to be appreciated, don't just take our word for it! The accommodation is spread over three levels, offering superb flexibility for any buyer.

Boasting a welcoming entrance hall that has a downstairs WC leading off from it. There is a useful reception room that lends itself for a variety of purposes, from a study to perhaps a playroom or even a snug—the choice really is yours! There is then a well presented fitted kitchen, complete with a range of neutrally styled units. Access outside to the garden can be gained from here. The first floor hosts the comfortable, light, and airy front aspect lounge that has the lovely feature of a Juliet balcony. There is then the second bedroom also located on this floor. The second floor accommodates the two remaining bedrooms with the master having the luxury of its own dedicated en-suite which is also well appointed. Furthermore, there is a nicely appointed family bathroom.

Outside to the rear of the property is a tiered and enclosed garden that is well maintained and features a patio and lawn. Offered for sale with the benefit of having no upward chain involved. This property also offers a single garage with private parking for one car.





### Entrance Hall

With a central heating radiator and stairs rising to the first floor accommodation.

### Downstairs WC

Fitted with a modern suite in white comprising; low level WC and a wash hand basin benefiting from complementary tiled splashbacks. Central heating radiator.

### Study/Play Room 10'3" x 8'8"

With a window to the front elevation and a central heating radiator.

### Kitchen/Diner 12'10" x 12'9"

Fitted with an attractive range of wall and base units with a sink and drainer unit set into working surfaces. Having a gas hob, electric oven and extractor over. Space for a fridge/freezer and further space with plumbing for both an automatic washing

machine and dishwasher. Cupboard housing the central heating boiler. With a window to the rear elevation, central heating radiator and a tiled floor.

### First Floor Landing

Stairs rising to the second floor accommodation.

### Lounge 9'11" x 12'10"

With a window to the front elevation, central heating radiator and double doors provide access to the juliet balcony.

### Bedroom Two 9'8" x 10'10"

With two windows to the rear elevation and a central heating radiator.

### Second Floor Landing

Doors lead into;

### Bedroom One 10'2" x 10'11"

With two windows to the front elevation, central heating radiator and built-in wardrobes.

### En-Suite 5'9" x 6'2"

Fitted with a suite in white comprising; shower cubicle, low level WC and a pedestal wash hand basin benefiting from complementary tiled splashbacks.

### Bedroom Three 9'9" x 5'11"

With a window to the rear elevation, central heating radiator and a ceiling hatch providing loft access.

### Outside

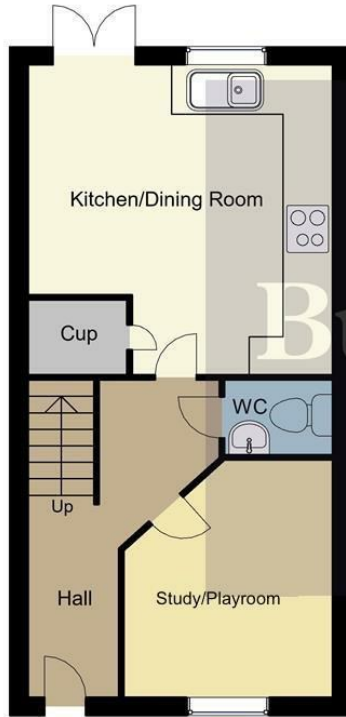
Outside to the rear of the property is a tiered garden featuring a patio and a lawned area. There is also the benefit of a garage which in turn provides off street parking.

### Family Bathroom

Fitted with a panelled bath, low level WC and a pedestal wash hand basin benefiting from complementary tiled splashbacks. With an opaque window to the rear elevation and a central heating radiator.



Ground Floor  
33sq.m / 360.53sq.ft  
Approx.



First Floor  
33sq.m / 360.53sq.ft  
Approx.



Second Floor  
33sq.m / 360.53sq.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) <b>A</b>			92
(81-91) <b>B</b>		81	
(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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