



Guide Price £325,000

MANOR ROAD | CHURCH WARSOP | MANSFIELD | NG20 0RH

**BuckleyBrown**  
ESTATE AGENTS

**\*\*GUIDE PRICE £325,000-£350,000\*\***

ONE TO APPRECIATE!...We instantly felt at home as we walked through this charming three-bedroom detached bungalow, which stands proudly on a beautiful plot in the convenient area of Church Warsop, offering a range of amenities and transport just a short distance away. This home boasts well established front and rear gardens, and there is a driveway to the front, allowing for convenient off-street parking. We know you will be impressed from the moment you step inside! Why not look for yourself? Come on in!...

This home has an inviting ground-floor layout throughout, but let's start with the bright and spacious lounge, which is of great size and offers plenty of room for the whole family to enjoy! You will also be pleased to find this spot has been decorated in a neutral colour palette, making it easy to add your own personal touch. Along with French doors leading nicely into the conservatory. The kitchen is equally as superb, fitted with a range of shaker style wall and base units, integrated appliances, and complementary herringbone style flooring. Together with a useful pantry and door providing easy access outside. The kitchen and dining room complement each other well and offer a warm and inviting feel. Let's take a walk through the inner hallway, where you will find three well presented bedrooms and a light and airy bathroom. Boasting a separate WC just next door.

Don't miss out on this fantastic home; call now to arrange a viewing!





Living Room 13'11" x 17'11"  
With carpet to flooring, central heating radiator, coving, feature fireplace and French doors leading into the conservatory.

Kitchen 9'7" x 16'0"  
Fitted with matching wall and base units, work surface, ceramic hob, splash back, extractor fan, inset sink with mixer tap above, integrated double oven and dishwasher. Along with herringbone style flooring, plumbing for a washing machine, central heating radiator, window to the side elevation and door leading outside.

Dining Room 9'4" x 9'7"  
With carpet to flooring, central heating radiator, coving and window to the rear elevation.

Conservatory 10'4" x 10'6"  
With tiled flooring, surrounding windows and French doors leading outside.

Bedroom One 10'10" x 14'7"  
With carpet to flooring, central heating radiator, fitted wardrobe and window to the front elevation.

Bedroom Two 8'9" x 14'1"  
With carpet to flooring, central heating radiator, fitted wardrobe and window to the front elevation.



Bedroom Three 9'11" x 10'8"  
With laminate flooring, central heating radiator and window.

Bathroom 7'10" x 8'9"  
Complete with a panelled bath, low flush WC, pedestal sink, enclosed shower, floor and wall tiling, heated towel rail and an opaque window.

WC  
Fitted with a low flush WC, pedestal sink, central heating radiator, tiling and an opaque window.

Outside  
With a driveway providing off-street parking. There is an enclosed garden

to the rear with a patio area, lawn and mature shrubbery.

B





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>			<div style="border: 2px solid green; border-radius: 50%; width: 40px; height: 40px; display: flex; align-items: center; justify-content: center; margin: 0 auto;"> <span style="font-size: 24px; font-weight: bold;">81</span> </div>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		68	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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