



Offers Over £200,000 Freehold

28 COBBLESTONE DRIVE | | MANSFIELD | NG18 4GB

BuckleyBrown
ESTATE AGENTS

SPACE IN ABUNDANCE!...A most impressive, three storey, three bedroom family home which offers great versatility and modern day living at it's best! This is really one of those properties that you need to view for the full attributes and size of the accommodation to be truly appreciated and we are sure you'll love it just as much as what we do!

Occupying a favourable position in our opinion, offering a good degree of privacy and a great sized rear garden which has been lovingly maintained. In addition, you will find off street parking facilities with a driveway which in turn gives access to the single garage.

Internally, as soon as you step inside this home, there is an immediate sense of space with a welcoming reception hall. Leading off from here is a downstairs WC fitted with a suite in white. There is a breakfast kitchen which is simply stunning, overlooking the rear garden and fitted with a range of stylish and matching units.

The first floor hosts a light and airy reception room used as the main lounge which benefits from two windows allowing for plentiful natural light. You will also find the master bedrooms with a beautifully appointed en-suite facility.

The second floor features two excellent sized bedrooms, with the second having its own an en-suite facility, which is complimented well with another modern suite in white. To complete this floor is a beautifully presented family bathroom complete with a





Entrance Hall

With laminate flooring, radiator and access to;

Kitchen

Fitted with shaker style wall, base and drawer units and complimentary work surfaces above. Appliances include a sink and drainer unit, integrated oven, gas hob and extractor above. There is space for an upright fridge freezer. The room is finished with tiled flooring, radiator, upstairs storage, window to the rear and patio doors to the garden for convenience.

WC

With low flush WC and hand wash basin.

First Floor

With storage cupboard and access to;

Lounge

With laminate flooring, two radiators and two windows to the front elevation.

Bedroom One

With carpet flooring, built in wardrobes, radiator and two windows to the rear elevation.

En-suite

With a glass shower cubicle, low flush WC and pedestal hand wash basin. Finished with part tiles walls and a radiator.

Second Floor

Bedroom Two

With carpet flooring, radiator and two windows to the rear elevation.



En-suite

With a glass shower cubicle, low flush WC and pedestal hand wash basin. Finished with part tiles walls and a radiator.

Bedroom Three

With carpet flooring, fitted wardrobes, radiator and a window to the front elevation.

Bathroom

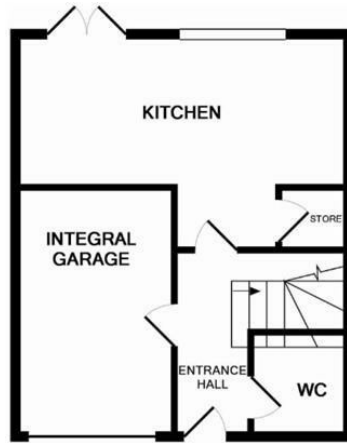
Complete with a three piece suite in white including a panelled bath with an overhead shower, low flush WC and hand wash basin. Finished with tiled walls, vinyl flooring and radiator.

Outside

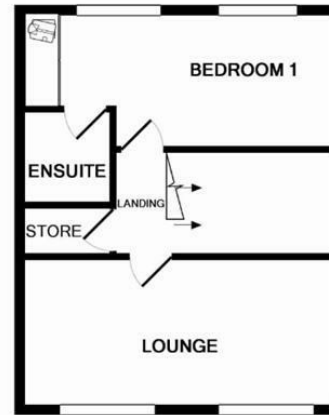
To the front is a driveway leading to a single integral garage. The rear is

enclosed with a mosaic patio stepping up to lawn.





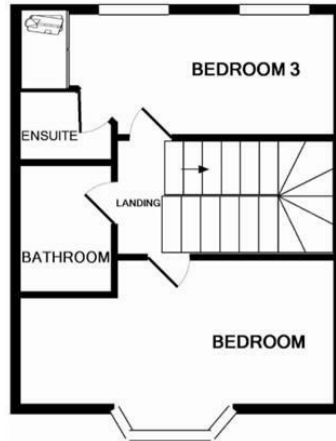
GROUND FLOOR
APPROX. FLOOR
AREA 297 SQ.FT.
(27.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 284 SQ.FT.
(26.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 874 SQ.FT. (81.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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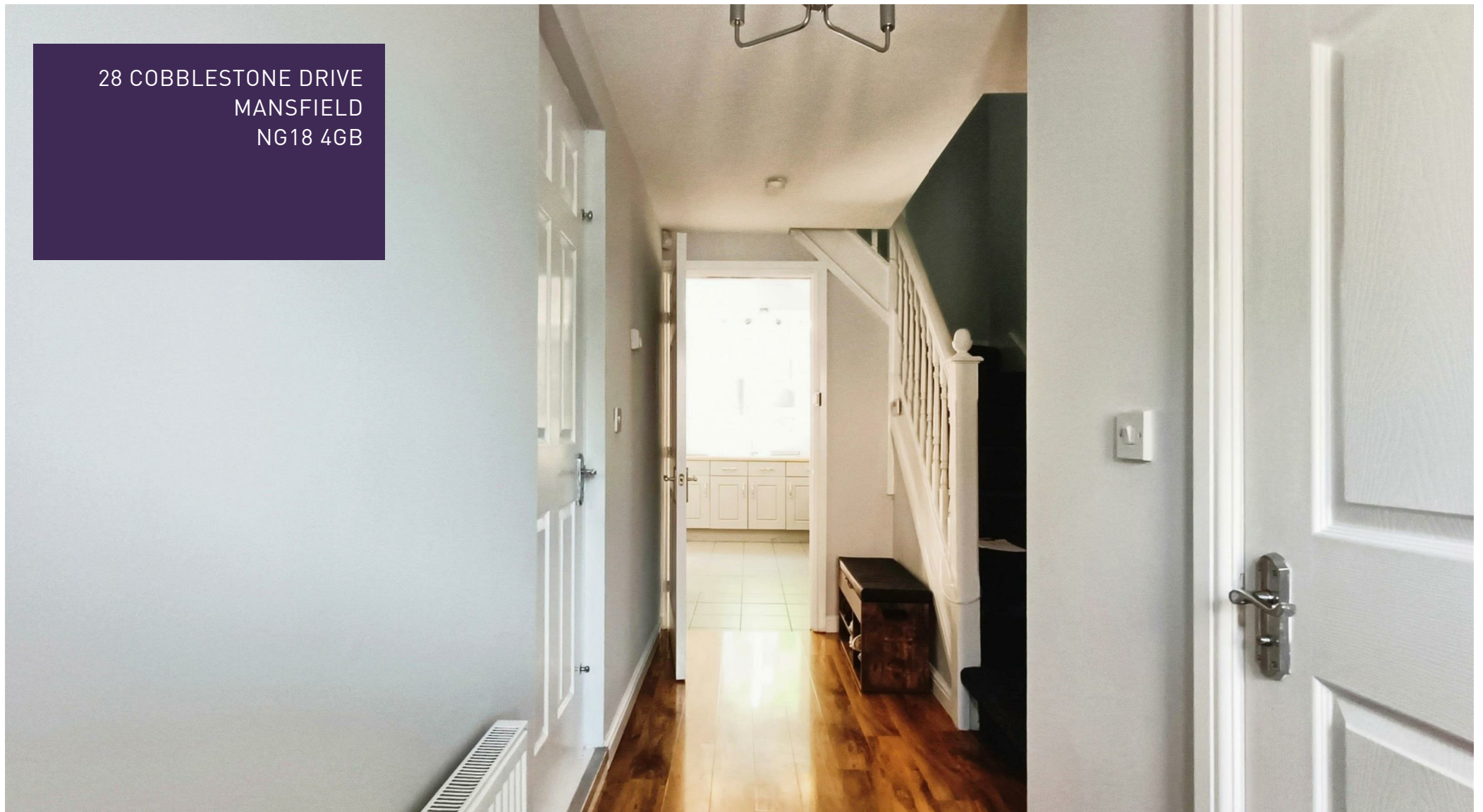


2ND FLOOR
APPROX. FLOOR
AREA 293 SQ.FT.

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			
(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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