



SANDGATE ROAD | MANSFIELD WOODHOUSE | MANSFIELD | NG19 8JL

BuckleyBrown
ESTATE AGENTS

WELCOME HOME!... To Sandgate Road. Enjoying a fantastic position in this well regarded part of town, this three bedroom home stands proud, boasting off-street parking, a single garage and a lovely enclosed garden to the side which extends to the rear aspect. Significant improvements have been made over the years and this home is now ready to be enjoyed by a new family, are you ready to see more? Come inside...

As you walk through the entrance hallway you will find a useful downstairs WC leading directly off here and then will be welcomed into a spacious open plan living/dining room which is of a brilliant size and is a credit to its current owners. This room boasts neutral decor and a window to the front elevation, allowing for ample natural light to flood through. There is a feature fireplace with surround which creates a lovely focal point and there is a set of doors leading nicely into the second room, creating a lovely flow to the home with surrounding windows overlooking the garden. Not only that, there is also a set of double doors leading outside, which is perfect for when it's your turn to host! Moving on from here you will find a stunning kitchen, complete with a range of shaker style units and cabinetry, together with a range of integrated appliances. There is also an island centred with built-in breakfast bar, which makes a fantastic addition to this room, plus offers plenty of space for you to utilise and show off your cooking skills! For added convenience there is a utility room just off the hallway which will certainly come in handy.

I know you're already impressed, but let's head upstairs where you will find a spacious landing, which provides access to three well presented bedrooms. The master bedroom has the added benefit of a built-in wardrobe and there is also a wonderful family bathroom fitted with a three-piece suite in white, complemented very well with modern fixtures and fittings. Don't miss out on this one, call now to arrange a viewing!





Entrance Hallway

With staircase leading to the first floor and access to;

Dining Room/Living Room 12'3" x 23'9"

With feature fireplace with surround, a window to the front elevation and a set of double doors leading into;

Living Room 10'11" x 15'8"

With windows overlooking the garden and a set of double doors leading out onto the garden.

Kitchen 10'3" x 13'8"

Stylish kitchen complete with a set of shaker style units and cabinets, with work surface over and inset sink and drainer. Fitted with a range of integrated

appliances, there is also a wonderful island centre which makes a lovely focal point. There is a door to the side providing access outside for added convenience

Utility Room/WC 8'0" x 8'4"

Complete with WC and wash hand basin. With space and plumbing for a range of appliances including fridge/freezer, washing machine and tumble dryer. With window to the side elevation

Landing

With window to the rear elevation

Bedroom One 10'9" x 13'10"

With built-in wardrobe and window to the front elevation

Bedroom Two 12'4" x 13'2"

With window to the front elevation

Bedroom Three 9'11" x 10'5"

With window to the rear elevation

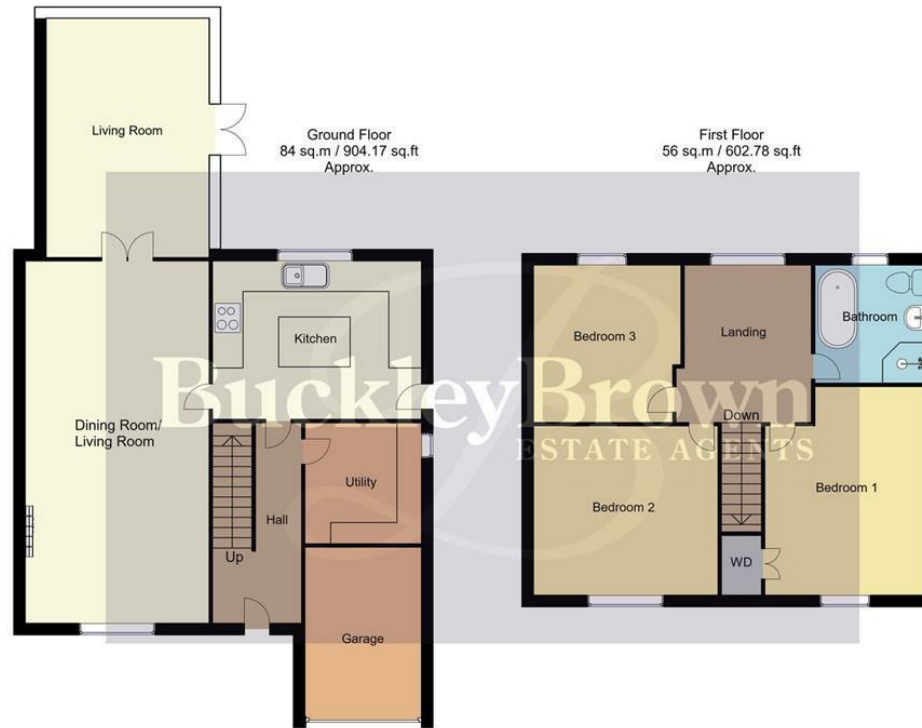
Bathroom 7'6" x 8'0"

Complete with modern bath, low flush WC, wash hand basin, enclosed shower and window to the rear elevation

Outside

Enjoying a lovely plot, boasting ample off-street parking to the front with a driveway, which in turn gives access to the single garage (2.55 x 3.46). To the rear you will find a beautifully presented garden which is a credit to its current owners, featuring a spacious patio seating area, decorative stone areas and fence surround offering a degree of privacy





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) A			84
(81-91) B		71	
(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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BuckleyBrown Estate Agents
55- 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND
t: 01623 633633 | mansfield@buckleybrown.co.uk | www.buckleybrown.co.uk

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