



Offers Over £230,000

NIGHTINGALE AVENUE | PLEASLEY | MANSFIELD | NG19 7QN

BuckleyBrown
ESTATE AGENTS

PERFECT FAMILY HOME!!...This three bedroom home is a true gem and we can't wait to show you around. Boasting a spacious and well-presented interior, this semi-detached property has room for the whole family, with an open plan kitchen/dining room, stunning garden and modern fixtures and fittings throughout. You simply must view this one for yourself! Let's take a peek inside..

The ground floor boasts incredible accommodation, not to forget a lovely extension. Starting with the spacious living room with a bay front window allowing a wealth of natural daylight to flow through! Moving through to the open plan kitchen/diner where the kitchen is complete with a range of attractive cabinetry and worktop units. Perfect for practising your culinary skills. The dining side presents you with space to enjoy sit down meals or even host dinner parties. This room is also complimented seamlessly with patio doors giving access to the garden. Additionally you will find a versatile sitting room for the whole family to enjoy. What's not to love?

The first floor hosts three excellent bedrooms, all of which have been kept to a high standard with modern decor and offer plenty of versatility. One of the bedrooms also benefits from its very own built in wardrobes. Furthermore, the family shower room can be found just off the landing and complete with a modern three piece suite.

The garden really is something special, generous and private, with a spacious patio and decked seating areas, extensive lawn and fence surround. 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 allowing space for ample off-road parking. Ready to make this your forever home?

Call now to arrange a viewing!





Entrance Hallway

With a storage cupboard found under the stairs and access to;

Living Room 11'6" x 15'1"

Light and airy living room with a log burner fireplace and a bay front window.

Kitchen 6'0" x 17'1"

Complete with a range of matching attractive cabinetry and units, inset sink and drainer, integrated appliances and dual aspect windows to the side and rear elevation.

Dining Room 11'6" x 11'10"

Open plan to the kitchen with ample furniture space and patio doors to the rear bringing the outside inside.

Sitting Room 8'1" x 11'2"

Versatile space fitted with a window to the side elevation.

WC

Fitted with a hand wash basin, low flush WC and a window to the side elevation.

Landing

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

Bedroom One 11'6" x 11'9"

With carpeted flooring, central heating radiator and a window to the rear elevation.

Bedroom Two 11'4" x 11'6"

With carpeted flooring, central heating radiator, built in wardrobes and a bay front window.

Bedroom Three 7'4" x 7'8"

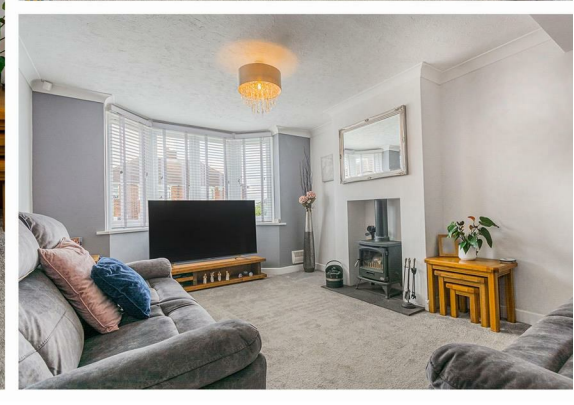
With carpeted flooring, central heating radiator and a window to the front elevation.

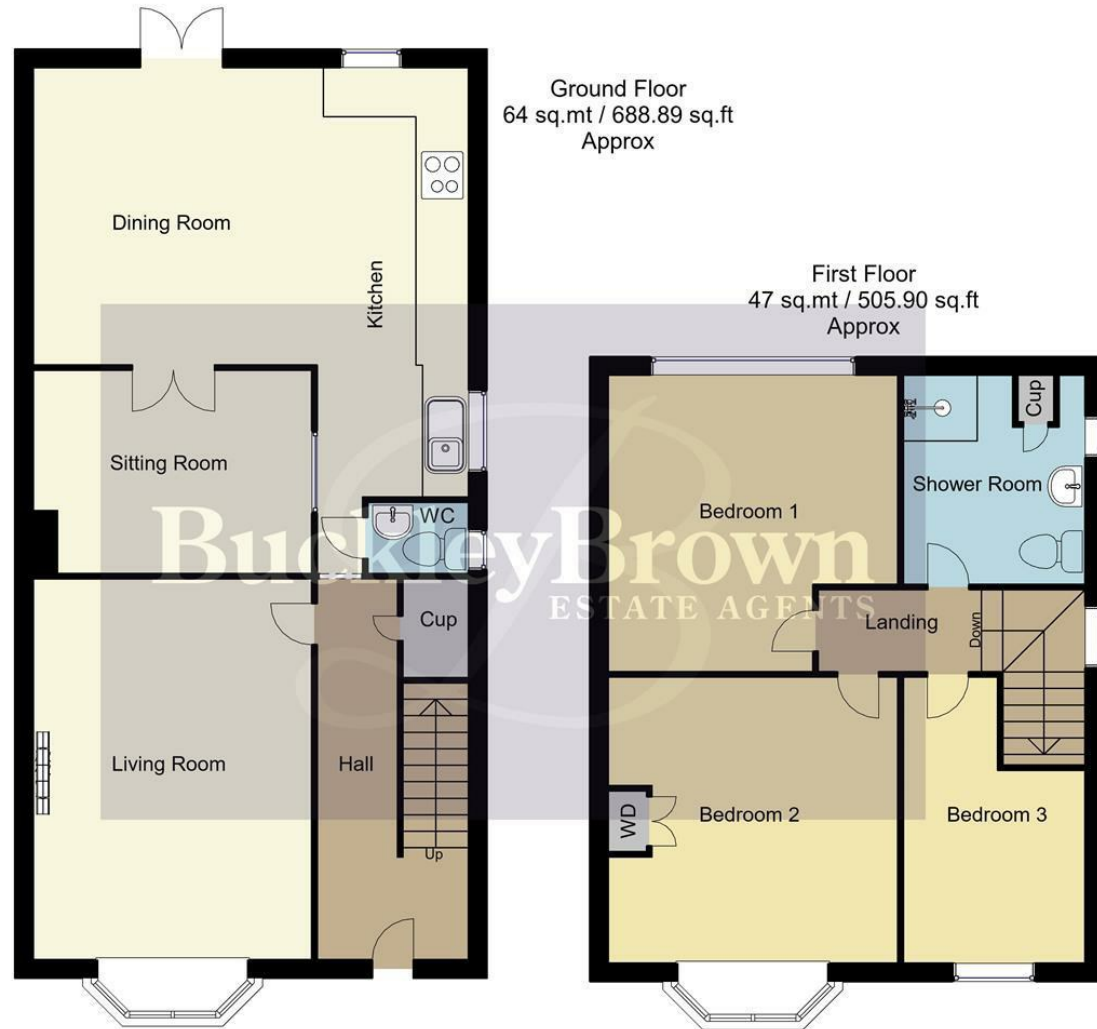
Shower Room 7'3" x 8'3"

Three piece suite comprising of a hand wash basin, low flush WC and shower. You will also find a handy storage cupboard and a window to the side elevation.

Outside

Low maintenance frontage with a private driveway allowing for ample off road parking. To the rear you will find a beautifully landscaped garden with a well kept lawn, both patio and decked seating areas 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. Specially no guarantee is given on the total square footage of the property if quoted on this plan.
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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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