



Offers In The Region Of £325,000 Freehold

ASGARD AVENUE | WARSOP | NG20 0GA

**BuckleyBrown**  
ESTATE AGENTS

MOVE IN READY!...If you have been in search of a stunning four-bedroom detached home with a great sense of space, wonderful layout throughout, and quality fixtures and fittings, then the search is over! We've found the one for you! This home boasts kerb appeal and stands proudly in this convenient area, within close distance to amenities and transport links, making it the dream home for a growing family!

Upon entry, you immediately fall in love with the welcoming entrance hallway, which in turn leads nicely into the living room. The living room offers the perfect spot for relaxing with the family or inviting round guests. Just across from here is without a doubt one of our favourite features of this home, the kitchen! Complete with gloss wall cabinets and integrated appliances, giving a sleek design. There are also down lights and patio doors, which are ideal for those warm summer months. To further impress, there is even a handy utility room with plumbing for appliances and a WC. Additionally, you will find a handy storage cupboard in the hall, which will lend itself perfectly for storing coats and shoes.

The first floor presents a spacious landing, which gives access to four versatile bedrooms, which provide a brilliant blank canvas for you to add your own personal touch. You will certainly love that this property has the added luxury of modern fitted wardrobes in the master and a contemporary en-suite facility. Completing this floor is a beautiful family bathroom that offers full-height tiling and a three piece suite in white. What more could you ask for?

Outside will tick that last box, with a driveway providing access to a detached garage. There is an enclosed garden to the rear with a maintained lawn and fence surround.





**Living Room 11'0" x 15'5"**  
With laminate flooring, central heating radiator and window to the front elevation.

**Kitchen/ Dining 19'4 x 14'0**  
Complete with modern wall and base units, work surface, induction hob, extractor fan, inset sink with mixer tap above, integrated oven, fridge freezer and dishwasher. Along with a tiled splash back, down lights and window to the rear elevation. The dining space has laminate flooring, central heating radiator and French doors leading outside.

**Utility 4'3" x 6'3"**  
With plumbing for a washing machine and an opaque window.

**WC**  
Fitted with a pedestal sink, low flush WC, chrome heated towel rail and modern tiling.

**Bedroom One 10'0" x 12'3"**  
With carpet to flooring, central heating radiator, fitted wardrobe, en-suite and window to the rear elevation.

**En-Suite 3'3" x 7'8"**  
Fitted with an enclosed shower, low flush WC, pedestal sink, full height



tiling, chrome heated towel and an opaque window.

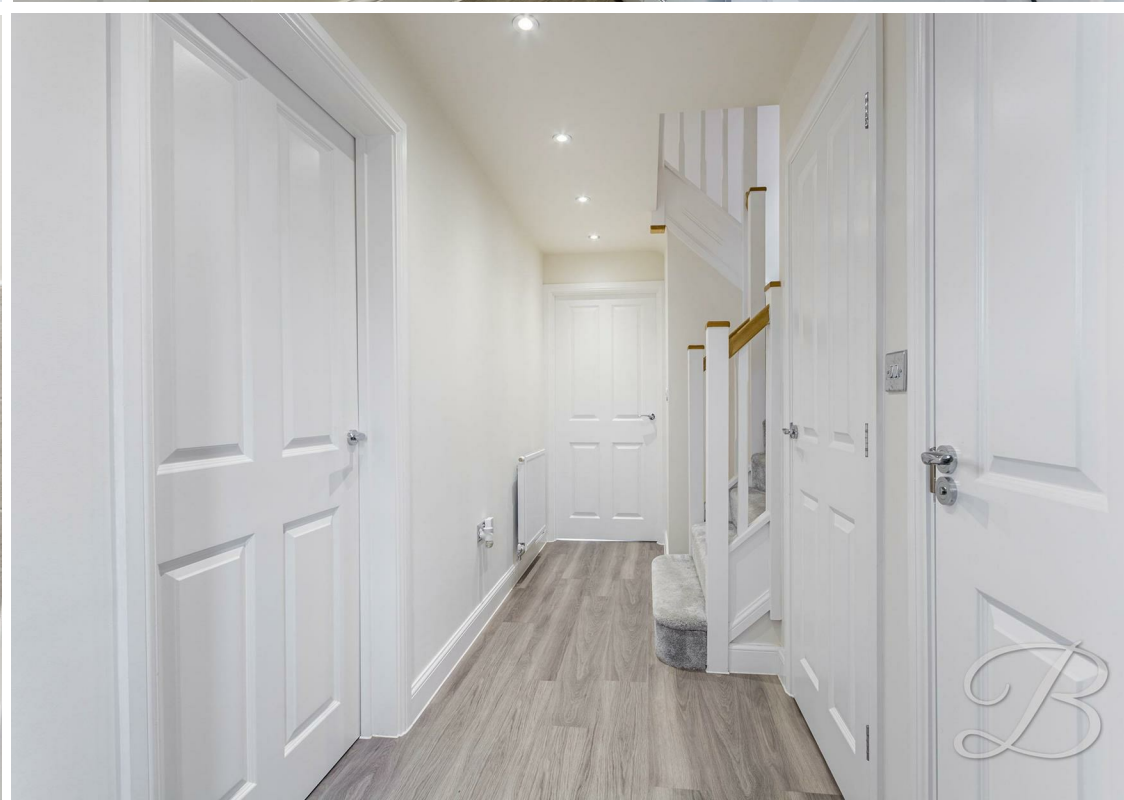
**Bedroom Two 8'5" x 10'4"**  
With carpet to flooring, central heating radiator, built-in wardrobe and window to the front elevation.

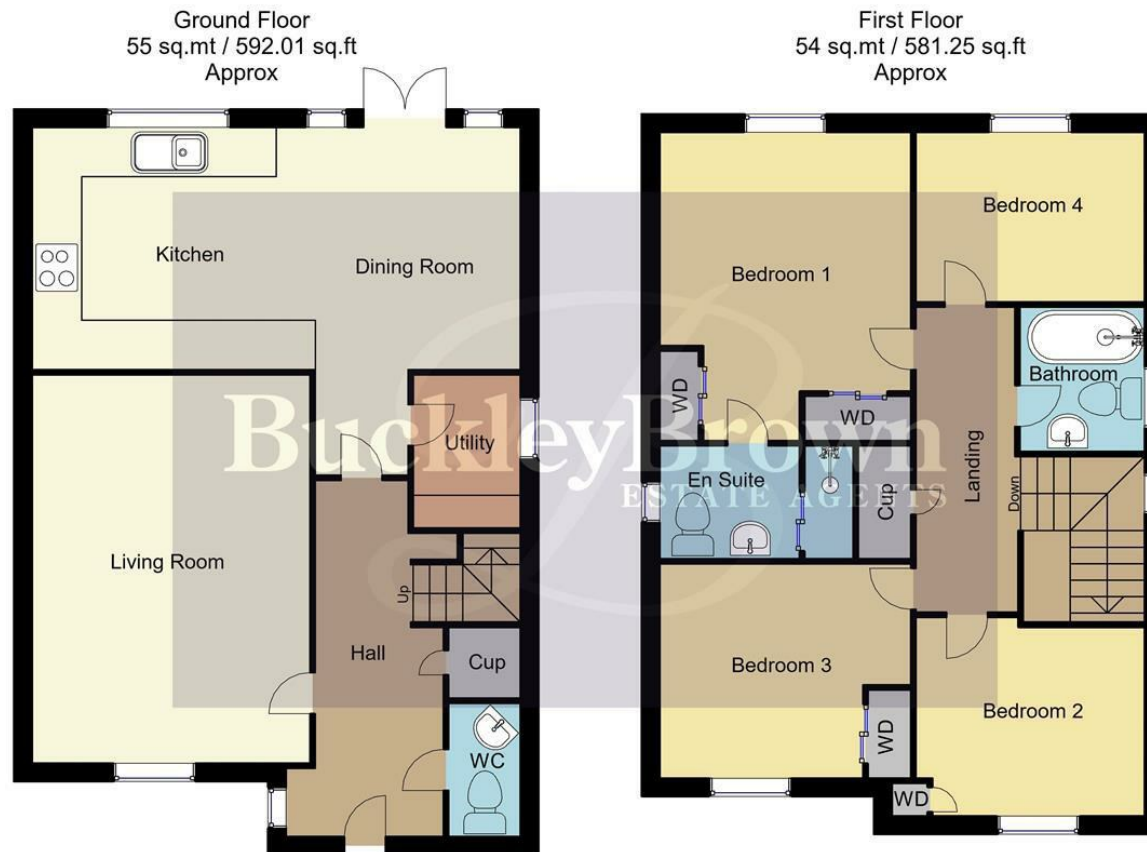
**Bedroom Three 8'10" x 10'0"**  
With carpet to flooring, central heating radiator, fitted wardrobe and window to the front elevation.

**Bedroom Four 6'9" x 9'0"**  
With carpet to flooring, central heating radiator and window to the rear elevation.

**Bathroom 4'9" x 6'2"**  
Complete with a panelled bath, low flush WC, pedestal sink, overhead shower, full height tiling, chrome heated towel rail and an opaque window.

**Outside**  
With a driveway providing access to a detached garage and off-street parking. There is an enclosed garden to the rear with a maintained lawn 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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**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>			<b>94</b>
(81-91) <b>B</b>		<b>84</b>	
(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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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