



ROCK TERRACE, FISHPOOL ROAD | BLIDWORTH | MANSFIELD | NG21 0QR

**BuckleyBrown**  
ESTATE AGENTS

**\*\*NO CHAIN\*\***

CHARMING AND CHARACTERFUL!... We proudly welcome you to this picturesque cottage-style residence, packed with traditional features. If this is what you've been looking for, then you really do need to come and take a closer look at this little charmer!...

Internally, you will first be greeted by the inviting reception room, which has a gorgeous fireplace housing a multi-fuel burner... Just imagine relaxing here with the fire on, on those cold winter evenings! In addition, the dining area boasts incredible views of fields just across the way. This is the perfect spot to enjoy your morning cup of tea! Moving through to the kitchen, you'll find a wonderful range of cabinetry and units, with complementary work surfaces above. There is also plenty of space for all of your appliances. The stable door completes this room and adds a touch of character, keeping the traditional theme alive!

Moving on to the first floor, there are two well-proportioned bedrooms. The master has excellent views over the local countryside. The bathroom is nicely appointed and presented with a three-piece suite. Just when you think you have seen it all, you will then find the brilliant loft space, which is accessed via the second bedroom and has two large Velux windows, allowing for natural lighting. This room is currently being utilised as a bedroom.

We have already mentioned that the outside space benefits from some off-street parking, but further to this, there is a tiered garden, with wall boundaries that are again in keeping with this home. If this property is for you, call today to arrange a viewing!





**Dining Room 5'6" x 14'4"**

With access to;

**Living Room 12'6" x 14'4"**

A spacious reception room which includes a feature fireplace with a window to front elevation.

**Kitchen/Dining Room 12'0" x 14'4"**

Complete with a range of matching units and cabinetry, with complementary work surface over and inset sink. There is plenty of space for additional appliances here.

**Landing**

With access to;

**Bedroom one 11'7" x 11'8"**

With window to front elevation.

**Bedroom Two 7'3" x 12'1"**

With window to rear elevation.

**Bathroom 6'9" x 9'5"**

Comprising a three-piece suite with a shower over the bath tub. With window to rear elevation.

**Attic Room 9'9" x 14'4"**

With two skylight windows and carpeted flooring fitted.

**Outside**

To the rear of the property hosts a well-maintained lawn and a gravelled seating area. Including private parking to the rear of the property.





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. Specifically 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>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>50</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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