



Offers Over £150,000

HAYWOOD AVENUE | BLIDWORTH | MANSFIELD | NG21 0RE

BuckleyBrown
ESTATE AGENTS

OOZING POTENTIAL!!... Welcome to this excellent three-bedroom semi-detached home. Positioned in the popular and convenient area of Blidworth. This house hosts a well-planned layout, local amenities and a spacious rear garden. Let's take a look around..

The ground floor firstly presents you with a light and airy living room which is a great space to relax after a long day, fitted with a feature fireplace for a homely feel. This room is further complemented by sliding doors to the rear, bringing the outside inside. The open plan kitchen/dining room is just next door and comes complete with a range of matching cabinets and essential appliances to cook dinner! Completing the ground floor is a rear porch area giving access to a handy downstairs WC and the back garden.

Heading to the first floor, you'll discover three spacious bedrooms, all offering plenty of versatility to add your own stamp. The family shower room is just off the landing and provides you with a three piece suite.

The outside residence boasts an enclosed garden with a well maintained lawn and seating area, perfect sociable setting to host BBQ's in the summer months! Not to mention the private driveway and gates to the front. Call our team today and book in a viewing!





Hall

With access to;

Living Room 10'11" x 16'1"

Light and airy room with a feature fireplace, window to the front elevation and sliding doors to the rear elevation.

Kitchen/Dining Room 10'11" x 16'1"

spacious room complete with a range of matching cabinets, inset sink and drainer and dual aspect windows to the front and rear elevation. There is also access to a porch.

Porch

Giving access to a handy downstairs WC and the rear garden.

WC

Fitted with a low flush WC.

Landing

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

Bedroom One 10'0" x 11'0"

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

Bedroom Two 11'1" x 14'5"

With carpeted flooring, central heating radiator, built in wardrobe and windows to the front elevation.

Bedroom Three 7'11" x 8'2"

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

Shower Room 5'5" x 7'8"

Three piece suite including a hand wash basin, low flush WC and shower. With a window to the rear elevation.

Outside

Low maintenance frontage with a private driveway allowing for ample off road parking. To the rear you will find an extensive garden which is mainly laid to lawn with decorative shrubs and fence surround.



Ground Floor
45 sq.mt / 484.37 sq.ft
Approx



First Floor
43 sq.mt / 462.84 sq.ft
Approx



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.
CC Ltd ©2018

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			85
(81-91) B			
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

HAYWOOD
AVENUE | BLIDWORTH
| MANSFIELD | NG21 0RE



BuckleyBrown Estate Agents
55- 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND
t: 01623 633633 | mansfield@buckleybrown.co.uk | www.buckleybrown.co.uk

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.

BuckleyBrown
ESTATE AGENTS