



Offers Over £200,000

ROBIN HOOD AVENUE | WARSOP | MANSFIELD | NG20 0HP

BuckleyBrown
ESTATE AGENTS

WHAT A GEM!... You're going to love this spacious four-bedroom property, which boasts an array of homely features and modern fixtures. This property presents a flexible and spacious interior, which can be utilised in a variety of ways to suit your needs. This superb home will require modernisation but offers an abundance of potential!

Let's start with the living room to your left, which boasts a welcoming atmosphere with a large window allowing ample natural light. The kitchen, situated just off the hallway, is the heart of the home, featuring shaker-style cabinets, a Rangemaster cooker, and tiled walls. This space is perfect for cooking and entertaining, with ample space for appliances and a connection to the conservatory via French doors, ideal for hosting or enjoying views of the garden. Across from the kitchen, the ground floor is completed by a very handy utility room with plumbing for appliances and extra storage space. In addition, there is a convenient WC, ideal for everyday family life.

Access to the attached garage is also provided through the utility room.

Moving upstairs, the first floor hosts three well-proportioned bedrooms, one of which enjoys the luxury of an en-suite bathroom and floor to ceiling fitted wardrobes. There's also a practical office space that offers a perfect work-from-home setup or study area. As well as a family bathroom with a shower suite.

The fourth bedroom can be accessed from the master, which offers a versatile space with dual-aspect windows. In addition, there is a spacious attic completing the property.

Outside is equally fantastic, with a block-paved driveway providing off-street parking. There is an established garden to the rear, which is of excellent size, featuring a patio area, lawn, and mature trees adding privacy. What's not to love?





Living Room 11'2" x 12'0"

With central heating radiator, laminate flooring, coving and window to the front elevation. With sliding doors leading into the conservatory.

Kitchen 10'8" x 12'0"

Fitted with shaker style wall and base units, work surface, extractor fan, Rangemaster cooker, inset sink with mixer tap above, tiled walls, central heating radiator, window to the front elevation and French doors leading into the conservatory.

Conservatory 14'7" x 21'5"

With tiled flooring, surrounding windows and French doors leading outside.

Utility 8'5" x 10'10"

Fitted with shaker style wall and base units,

work surface, tiled walls, plumbing for a washing machine, tumble dryer and window to the rear elevation.

WC

Fitted with a low flush WC, wash hand basin and an opaque window.

Bedroom One 8'8" x 12'10"

With laminate flooring, central heating radiator, triple floor to ceiling built-in wardrobe and window to the front elevation. With access to an en-suite and the 4th bedroom vis the staircase.

En-Suite 6'3" x 8'8"

Complete with a corner bath, overhead shower, low flush WC, double wash hand basin with vanity storage, full height tiling and an opaque window to the rear elevation.



Bedroom Four 8'9" x 15'11"

With carpet to flooring, central heating radiator and dual aspect windows.

Bedroom Two 9'2" x 12'1"

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

Bedroom Three 9'2" x 10'2"

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

Office 8'2" x 9'1"

With laminate flooring, central heating radiator and window to the rear elevation. This space works excellent as an office.

Shower Room 6'0" x 8'10"

Fitted with a shower low flush WC, full height tiling, wash hand basin and an opaque window.

Attic Room 8'8" x 22'4"

With carpet to flooring and ample space for additional storage.

Outside

With a block paved driveway providing off-street parking, in-turn providing access to an integral garage. There is an established garden to the rear which is of an excellent size, featuring a patio area, lawn and mature trees adding privacy.

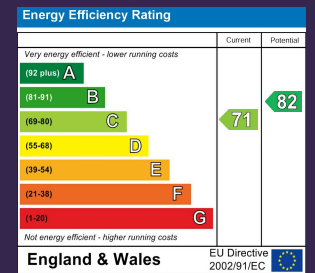




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. 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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