



£270,000

SUTTON ROAD | | MANSFIELD | NG18 5HH

BuckleyBrown
ESTATE AGENTS

AN AESTHETIC FAMILY HOME! This three bedroom home is pleasantly situated in Mansfield and benefits from everything you could ever need. The property offers a well-planned layout, with modern decor throughout as well as a unique outbuilding. There are great transport links nearby, not to mention being ideally located close to local amenities and schools, making it a perfect family home!

As you walk through you will first of all find a spacious entrance hallway which leads to the living room, hosting a great area for relaxing after a long day with family and friends. From here you'll be lead nicely to the open-plan kitchen/diner which is fitted with a range of matching cabinets and units, with work surface and an inset sink.. There is also ample space for a dining room table, great for hosting dinner parties! Flowing seamlessly from here you will be greeted by a light and airy conservatory which further gives access to the garden. Impressed so far? Let's head upstairs where the excitement will continue!

Heading upstairs, you will be met with three bedrooms, all of which have been lovingly maintained. Two of the bedrooms also have the luxury of their own built in wardrobes for added convenience. The spacious landing in-turn provides access to a fabulous bathroom, fitted with a modern three piece suite, this space offers a tranquil retreat to unwind. Don't stop here...

Outside provides a well established garden with an extensive lawn and patio area, perfect for alfresco dining. This space is perfect for hosting BBQ's in the summer months. Not to mention the outbuilding at the end of the garden which is divided into two rooms, full of potential to make them whatever you want. The front offers a driveway with parking for multiple cars. Call today to arrange a viewing!





Porch
Giving access to the hallway.

Hall
With a cupboard under the stairs and further access to;

Living Room 12'9" x 12'10"
Fitted with a feature fireplace and a bay window to the front elevation.

Kitchen 8'10" x 15'5"
Complete with a range of matching cabinetry, inset sink and drainer, integrated appliances and decorative splashback tiles. There is also space and plumbing for a washing machine/tumble dryer. With a window to the rear elevation.

Dining Room 9'10" x 11'10"
Ample furniture space complemented by patio doors to the rear giving access to the conservatory.

Conservatory 6'9" x 9'10"
With surrounding windows and an external door to the side elevation.

Landing
With a window to the side elevation and leading access into;

Bedroom One 9'11" x 12'10"
With carpeted flooring, central heating radiator, built in wardrobes and a window to the front elevation.

Bedroom Two 9'4" x 11'11"
With carpeted flooring, central heating radiator and built in wardrobes. Fitted with dual aspect windows to the side and rear elevation.

Bedroom Three 8'4" x 8'7"
With carpeted flooring, central heating radiator and a window to the front elevation.



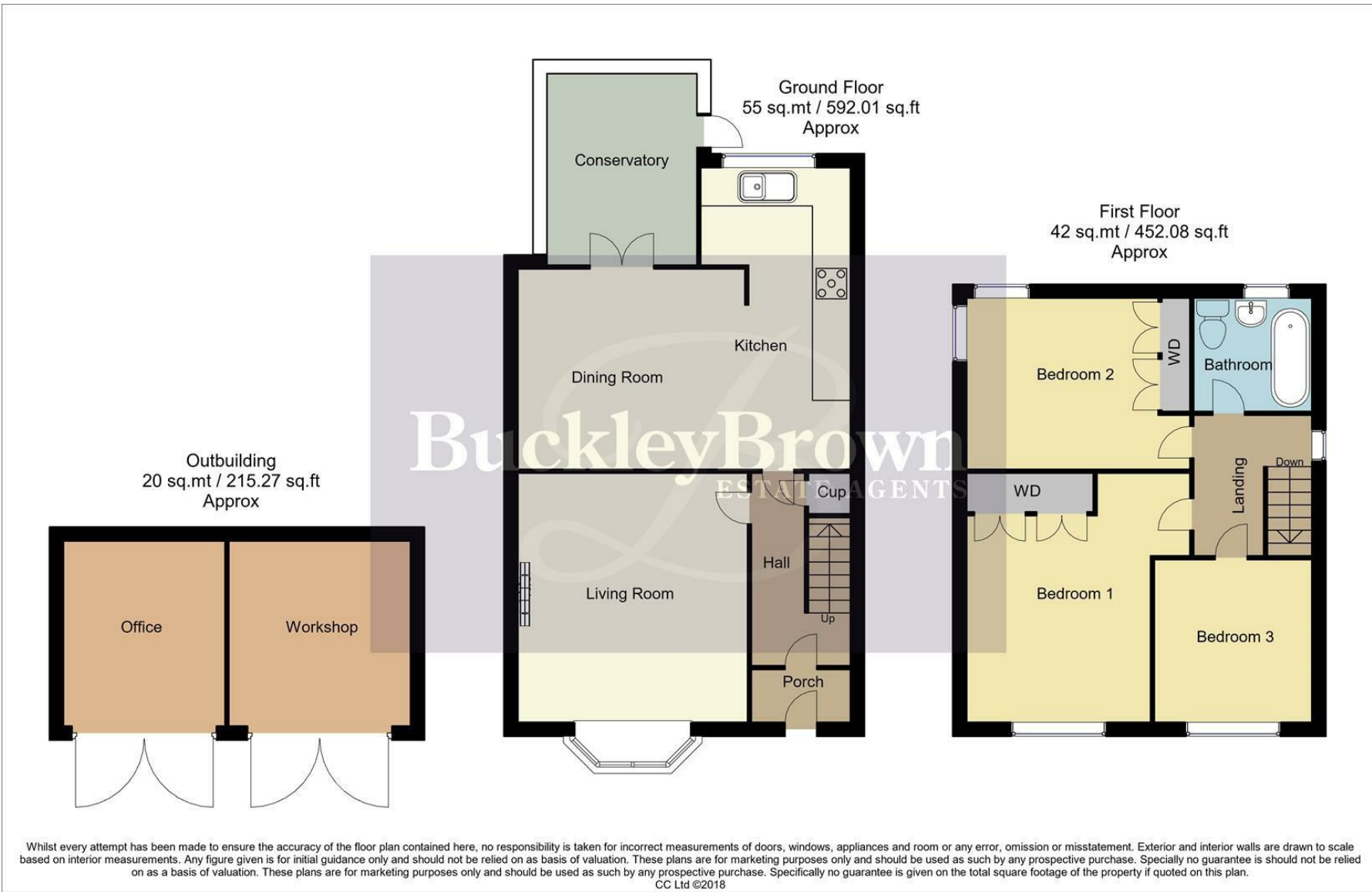
Bathroom 5'10" x 6'3"
Three piece suite comprising of a hand wash basin, low flush WC and bath. With a window to the rear elevation.

Office 8'3" x 9'6"
Accessed from the end of the garden via sliding doors, fitted with laminate flooring and electric points.

Workshop 9'4" x 9'6"
Versatile space with sliding doors to the front.

Outside
Large paved driveway to the front of the property allowing for ample off road parking, along with gates leading down the side of the house. To the rear you will find an extensive garden which is mainly laid to lawn along with several patio and paved seating areas. Not to forget the stunning outbuilding towards the end of the garden.





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			
(81-91) B			
(69-80) C			70
(55-68) D		44	
(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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BuckleyBrown Estate Agents
55- 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND
t: 01623 633633 | mansfield@buckleybrown.co.uk | www.buckleybrown.co.uk

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