



£170,000 Freehold

ROBIN HOOD AVENUE | WARSOP | MANSFIELD | NG20 0HW

BuckleyBrown
ESTATE AGENTS

WHAT A GEM!...This beautifully renovated family home is the perfect blend of modern living and convenience, offering an excellent opportunity for growing families or potential investors. Recently updated with a neutral colour palette, newly fitted carpets, and stylish fixtures, the property creates a fresh and inviting atmosphere throughout.

The ground floor features a spacious and light-filled living room, ideal for relaxing with family or entertaining guests. The kitchen is modern and well-appointed, equipped with contemporary fittings, and offers ample space for cooking and storage. A lovely dining space adjacent to the kitchen provides the perfect spot for family meals.

Upstairs, the first floor comprises three well-sized bedrooms. The master bedroom offers plenty of space for relaxation, while the second and third bedrooms provide versatility for children, guests, or even a home office. This floor also includes a modern bathroom and the convenience of a separate WC.

Outside, the property is situated on a spacious and well-maintained plot, featuring a beautifully kept garden to the front. This enclosed garden includes a paved seating area. Steps lead up to the lawn, ideal for activities or gardening. Additionally, the property benefits from an outbuilding, offering extra storage for gardening tools or outdoor equipment. The front of the property boasts a driveway, providing convenient off-road parking.





Kitchen

Fitted with modern wall and base units, work surface, extractor fan, inset sink and drainer, tiled splash back, plumbing for a washing machine and dual aspect windows. Together with a handy storage cupboard.

Living Room

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

Bedroom One

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

Bedroom Two

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

Bedroom Three

With carpet to flooring, central heating radiator, fitted storage and window to the rear elevation.

Bathroom

Complete with 'P' shaped panelled bath, overhead shower, pedestal sink, full height tiling and an opaque window.

WC

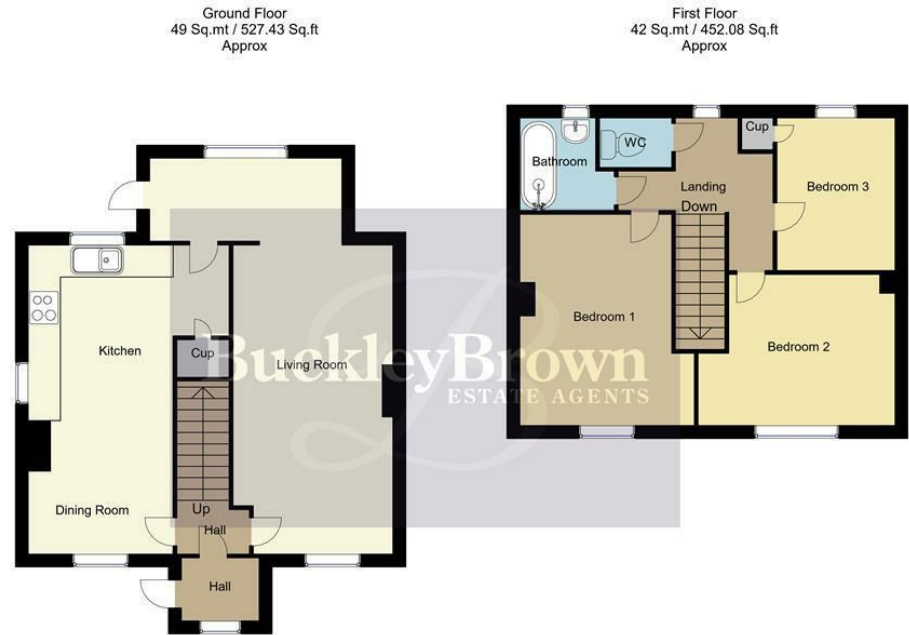
With a low flush WC.



Outside

With a spacious and well kept garden with a lawn and driveway for off-road parking. There is an enclosed garden to the rear with a paved seating area, steps leading to the lawn and a useful outbuilding for extra storage.





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) A			83
(81-91) B		69	
(69-80) C			
(55-68) D			
(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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