



Offers Over £240,000

WESTFIELD DRIVE | | MANSFIELD | NG19 6EU

BuckleyBrown
ESTATE AGENTS

CHARACTERFUL FAMILY HOME! Prepare to fall head over heels with for this five-bedroom semi-detached property standing beautifully within Mansfield. The area is impressive, conveniently positioned a short distance from schools and amenities. Let's take a look inside...

Upon entry, you will be presented with a lovely entrance hallway, leading into the kitchen which provides you with a range of shaker style cabinets and essential integrated appliances, perfect for cooking tasty meals. Next door, you will find the dining area which has been beautifully decorated and offers space for a large table and chairs, complemented seamlessly with patio doors giving access to the garden. The perfect space for hosting dinner parties and inviting family over for dinner! Open plan to the dining area is a spacious living room creating an inclusive but private area to relax. Externally you will gain access to a versatile room which currently lends itself as a play room along with a handy utility and downstairs WC.

Now that you've seen all the ground floor has to offer, let's take a walk upstairs, where you will be just as impressed! From the landing, you'll gain access to five well maintained bedrooms, all offering space for all of your homely furnishings. This property hosts a three piece bathroom suite just off the landing. This is a wonderful space to unwind after a long day.

Heading outside, you will find a landscaped garden with an artificial lawn and decked seating area which lends itself perfectly to BBQ's in the summer months. Not to mention the pergola! The property also offers a generous driveway to the front that allows space for off-road parking for multiple cars.

Call now to arrange a viewing!





Porch
With surrounding windows and access to the hallway.

Hall
With built in storage space and further access to;

Kitchen 8'5" x 17'3"
The kitchen comes complete with a range of shaker style cabinets, inset sink and drainer, integrated appliances and a window to the rear elevation. You will also find additional space and plumbing for a washing machine/tumble dryer.

Dining Room 8'11" x 14'6"
Ample furniture space complemented by patio doors to the rear elevation.

Living Room 10'10" x 14'6"
Open plan to the dining room offering a

wonderful space to relax, fitted with a window to the front elevation.

Play Room 8'7" x 13'5"
Accessed from the front this versatile room currently lends itself as play room. From here you will gain access to a handy utility space.

Utility 6'0" x 8'5"
Fitted with worktops, an external door to the rear and access to a WC.

Landing
With a window to the front elevation and further access to;

Bedroom One 10'2" x 11'2"
With carpeted flooring, central heating radiator and a window to the front elevation.



Bedroom Two 9'6" x 11'2"
With carpeted flooring, central heating radiator and a window to the rear elevation.

Bedroom Three 8'7" x 11'5"
With carpeted flooring, central heating radiator and a window to the rear elevation.

Bedroom Four 5'9" x 11'5"
with carpeted flooring, central heating radiator and a window to the front elevation.

Bedroom Five 6'2" x 8'3"
With carpeted flooring, central heating radiator and a window to the front elevation.

Bathroom 6'11" x 8'2"
Three piece suite comprising of a hand

wash basin, low flush WC and a bath with an overhead shower. fitted with a window to the rear elevation.

Outside
Spacious driveway to the front of the property allowing ample off road parking for multiple cars. To the rear you will find a fully landscaped garden presented with an artificial lawn area, decking and a pergola.





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.
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			
(81-91) B			
(69-80) C			80
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

WESTFIELD
DRIVE | | MANSFIELD |
NG19 6EU



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