



£270,000 Freehold

4 DALE ROAD | WARSOP | MANSFIELD | NG20 0QY

BuckleyBrown
ESTATE AGENTS

ONE FOR THE FAMILY!...We are convinced that anyone who steps inside this beautiful three bedroom, detached family home will be just as impressed as we were. This lovely home boasts an excellent internal layout which offers space in abundance, as well as neutral decor throughout providing a warm and welcoming feel.

As you approach this home, you will notice how well it stands with a low maintenance frontage and driveway allowing handy off-street parking. Alongside an integral garage which can be utilised as a space for additional storage. Heading through the front door, you will be greeted by an inviting entrance hallway which will immediately give you a sense of the great amount of space on offer. Moving onto the hub of this home, the living room! This light and airy space has been tastefully decorated and benefits from access through to the dining area, perfect for entertaining. The kitchen has been wonderfully presented too, fitted with a range of traditional shaker style units and attractive work surfaces. Let's head into the garden room which is filled with natural light and has the added advantage of surrounding windows which provide a great view of the rear garden all year round.

The first floor occupies three well appointed bedrooms which all offer a wonderful canvas for you to add your own stamp. In addition there is a spacious shower room just off the landing, fitted with a glass shower cubicle, vanity unit and chrome fixtures.

Outside hosts a beautifully established garden to the rear that is of a fantastic size. The outdoor space offers a great degree of privacy with a maintained lawn, flowering borders and patios. The front is just as impressive offering off street parking leading to a garage.





Entrance Hall

With carpet flooring, radiator and access to;

Living Room 11'7" 13'3"

With carpet flooring, feature fireplace with stone surround, radiator and window to the front elevation.

Dining Room 9'10" 10'4"

With carpet flooring, radiator and a window to the rear elevation.

Kitchen 9'0" 9'10"

Complete with traditional shaker style wall, base and drawer units with attractive work surfaces over. There is a sink and drainer inset, integrated range style

cooker and extractor above. The room is finished with tiled flooring, tiled splash back and a window to the rear elevation.

Garden Room 7'10" 9'6"

With tiled flooring and double doors to the rear garden.

Bedroom One 10'9" 11'8"

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

Bedroom Two 11'1" 11'8"

With carpet flooring, fitted wardrobes, radiator and a window to the rear elevation.

Bedroom Three 8'1" 8'11"

With laminate flooring, radiator and a window to the side elevation.



Shower Room 5'6" 7'11"

Complete with a glass shower cubicle, low flush WC and hand wash basin set into a vanity unit. Finished with tiled walls, radiator and a window to the rear elevation.

Outside

The front offers ample off street parking with a paved driveway leading to a single garage. The rear has been lovingly maintained with a paved patio and beautiful lawns with mature flowering borders. Garage - 2.54m 4.98m



Ground Floor
66sq.m/712.45sq.ft
Approx.



First Floor
43sq.m/462.56sq.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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D		64	
(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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