



40 BECK CRESCENT | | MANSFIELD | NG19 6SY



YOUR NEXT MOVE!... We are delighted to present this three-bedroom semi-detached house for sale, ideally located with excellent public transport links, a close vicinity to local schools, amenities, and green spaces. This property is sure to appeal to families and couples alike, offering a fantastic blend of space, comfort and convenience.

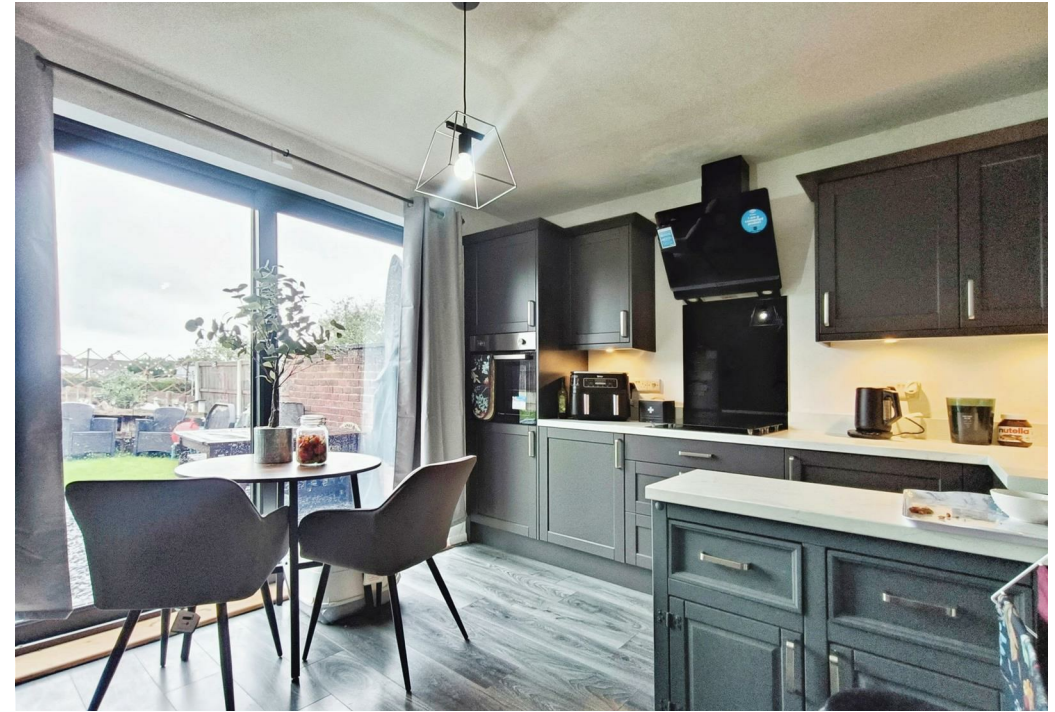
Internally, the property features a generous-sized reception room, creating the perfect space for relaxation and entertaining guests. The modern shaker-style kitchen is a real highlight, boasting ample dining space for family meals. From the kitchen, a patio door leads onto the garden, providing an ideal layout for alfresco dining and summer gatherings.

The property offers three well-proportioned bedrooms, two of which are double rooms and the third a cosy single room, all designed with comfort in mind. The modern bathroom is well-appointed, providing a refreshing space to start or end your day.

One of the unique features of this house is the exterior space. There is ample parking and a generous sized rear garden that provides a wonderful degree of privacy.

This property encapsulates all the benefits of semi-detached living, from the spacious interiors to the brilliant location. With its unique features including parking, a garden and a kitchen/diner, this house is a wonderful opportunity to acquire a family home that you can shape to your lifestyle.

Be sure to arrange a viewing promptly to fully appreciate what this property has to offer.



Entrance Hall

With a central heating radiator and stairs rising to the first floor. Doors provide access into;

Lounge

With a window to the front elevation and a central heating radiator.

Kitchen/Diner

The kitchen is fitted with a beautiful range of shaker style wall and base units with sink and drainer set into work surface. With an eye level oven and electric hob with an extractor fan over. There is space for a dining table and chairs, which makes this an ideal space for socialising with family and friends. There is a patio door which allows an abundance of natural light, and provides access onto the rear garden for convenience.

Utility Room

The utility room provides a useful storage space. There is space and plumbing for a washing machine. With an opaque window to the rear elevation.

Landing

With a window to the side elevation. Doors provide access into;

Bedroom One

With a window to the front elevation and a central heating radiator.

Bedroom Two

With a window to the rear elevation and a central heating radiator.

Bedroom Three

With a window to the front elevation and a central heating radiator.

Bathroom

The bathroom is fitted with a modern three-piece suite in white comprising a low level WC, pedestal hand wash basin and a panelled bath with rainfall shower over, With an opaque window to the rear elevation and a central heating radiator.

Outside

There is a driveway allowing for off-street parking which in turn provides access to the car port. In addition there is a lawned front garden. There is also an enclosed garden to the rear which is of a generous size and offers a great degree of privacy. With an outdoor brick store and a summer house.

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			
(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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