



Offers Over £245,000

SANDMARTINS CLOSE | | MANSFIELD | NG18 4YH

BuckleyBrown
ESTATE AGENTS

A WHOLESOME FAMILY RESIDENCE!!...We proudly welcome you to this excellent four bedroom end townhouse. Standing beautifully in the quiet and sought after area of Berry Hill, Mansfield. This house offers a well-planned layout with an easy to maintain garden and a large driveway for up to three vehicles. Local amenities only a short distance away. Let's take a peek inside...

The ground floor boasts incredible accommodation, including an open plan kitchen/diner. The kitchen offers an extensive range of modern high-gloss units and plenty of worktop surface to get creative when cooking up family meals! There's also a handy utility and WC for added convenience.

From the landing the first floor welcomes you to two bedrooms which have been kept to a high standard. Additionally you will find a lovely living room, creating the perfect space to unwind after a long day! The family bathroom is just off the landing and comes complete with a stunning three-piece suite.

Heading up to the second floor you'll discover two additional bedrooms, both kept to a great standard and the master with the luxury of its own private en-suite.

The garden is well presented with a private lawn area and a patio seating area perfect for socialising with family and friends! To the front of the property is a private driveway and garage allowing space for off-road parking. This property would make a beautiful family home. Call today to book a viewing!





Entrance Hall

With access to;

Kitchen/Dining Room 9'3" x 16'9"

Complete with tiled flooring, the kitchen offers an extensive range of matching units and cabinetry, with complementary work surface with an inset drainer and sink. A fitted Storage cupboard, central heating radiator and two windows and door to rear elevation.

Utility 7'4" x 9'8"

Complete with laminate flooring, a built-in storage cupboard and some modern high standard matching cabinetry with an inset sink and drainer. Perfect for storage.

WC

Complete with some beautiful shiny floor tiles, a low flush WC and hand basin.

Landing

With access to;

Living Room 10'2" x 16'9"

With carpeted flooring, central heating radiator and two windows to front elevation, allowing a wealth of natural light to flow through.

Bathroom 5'6" x 6'9"

Complete with tiled flooring, a modern three piece suite including a shower cubicle, low flush WC and a hand wash basin.

Bedroom Three 8'7" x 9'9"

With carpeted flooring, central heating radiators and a window to rear elevation.

Bedroom Four 8'4" x 9'9"

With carpeted flooring, central heating radiator and a window to rear elevation.

Landing

With further access to;



Bedroom Two 9'6" x 16'9"

With carpeted flooring, central heating radiator and a window to rear elevation.

Bedroom One 10'2" x 16'9"

With carpeted flooring, central heating radiator, a window to front elevation and access to an en-suite.

En-suite 6'2" x 6'9"

Complete with tiled flooring and an amazing three piece suite including a bath, low flush WC and hand wash basin.

Garage 9'8" x 9'11"

Accessible from the front elevation.

Outside

Low maintenance frontage which allows space for off road parking along with a garage. To the rear, the garden is mainly laid lawn with a patio seating area and fence surround.





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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B		77	
(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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