



209 SOUTHWELL ROAD WEST | | MANSFIELD | NG18 4HF

**BuckleyBrown**  
ESTATE AGENTS



HERE IT IS!... We certainly have a treat in store for you with this gorgeous three-bedroom, semi-detached house! Situated in the desirable area of Mansfield. This house is a true gem and offers a well-planned layout, local amenities and a spacious rear garden. Let's take a look around...

Starting with the living room, the bay window provides a bright and airy atmosphere, whilst providing the perfect space to relax and unwind. Moving through to the open-plan kitchen/dining room, you are welcomed with a modern array of matching units and cabinetry, with plenty of work surfaces and an inset sink. The dining area boasts a wonderful bright and airy space for socialising with friends and family. Just next door to the kitchen, you will find the utility room which accommodates a WC and space for a washing machine with fitted cabinetry, perfect for doing the laundry.

Heading upstairs, from the landing, you'll discover three generous sized bedrooms, providing ample space for furnishings. The family bathroom is just off the landing and offers a three-piece suite including a panel bath, hand wash basin and WC.

Outside presents a well-maintained lawn and a fabulous patio seating area for alfresco dining. There is also a garage to the rear providing ample storage for all of your garden tools. To the front hosts a driveway for one car. This is the perfect move-in ready family home, perfect for those not wanting a project. Call now to arrange a viewing!





#### Hall

With access to;

#### Living Room 10'9" x 11'11"

Complete with carpeted flooring, central heating radiator and a large bay window to front elevation.

#### Kitchen/Dining Room 11'1" x 11'11"

Complete with a stunning range of matching units and cabinetry, with complementary work surface over and inset sink. There is also space for a dining room table and chairs with surrounding

windows overlooking the garden. Not to mention a door to the rear elevation.

#### Utility 7'0" x 7'5"

Complete with an inset sink and low flush WC. With window to rear elevation.

#### Landing

With access to;

#### Bedroom One 10'9" x 11'10"

With window to front elevation.

#### Bedroom Two 9'4" x 11'11"

With window to rear elevation.

#### Bedroom Three 6'1" x 6'11"

With window to front elevation.

#### Bathroom 6'6" x 8'9"

Complete with a three-piece suite including a shower over the bath. With window to rear elevation.

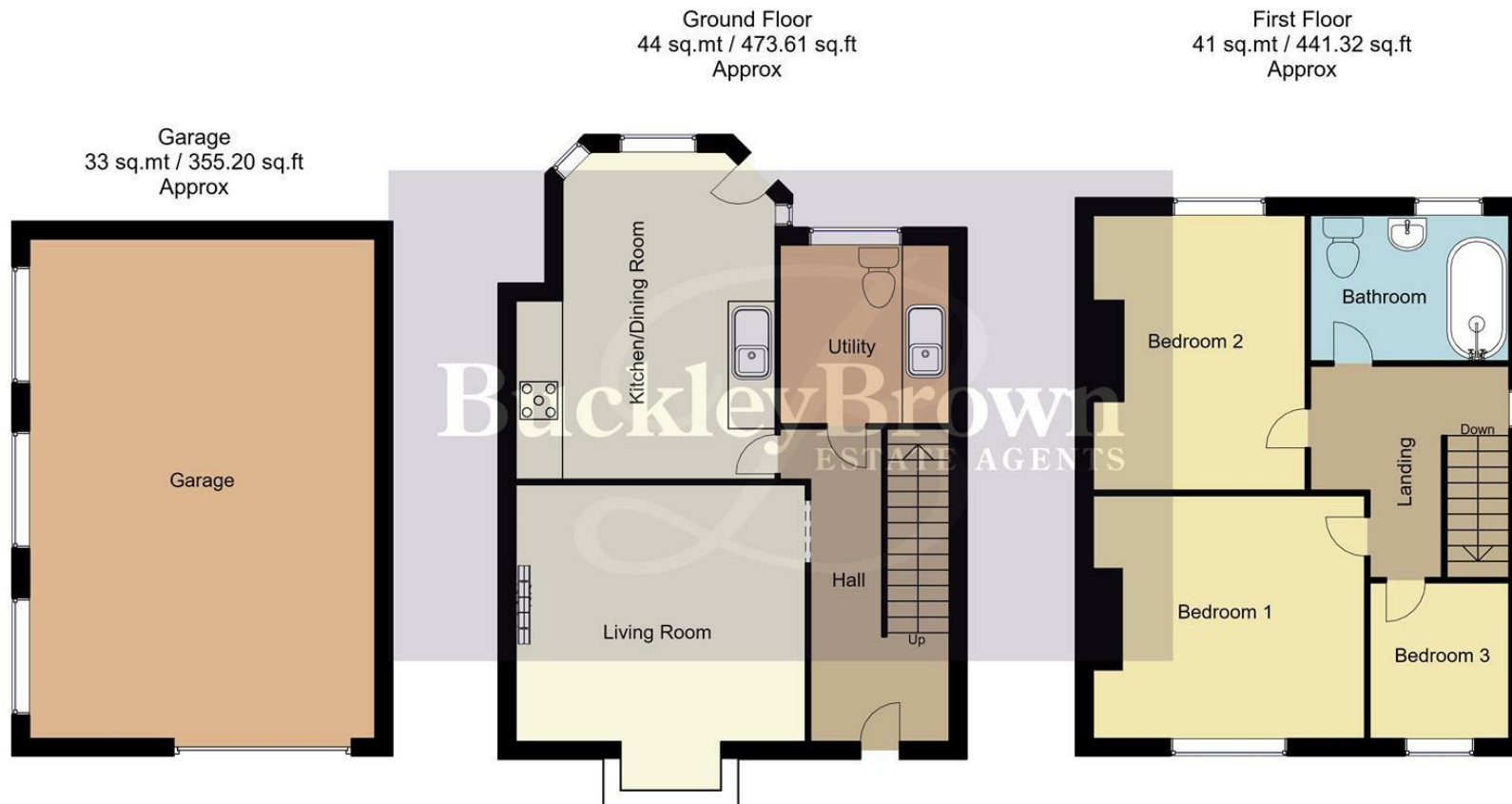
#### Outside

To the rear offers an enclosed patio seating area and well-maintained lawn. Not to mention a garage offering plenty of storage space. To the front hosts a lovely lawn and a driveway for two cars.





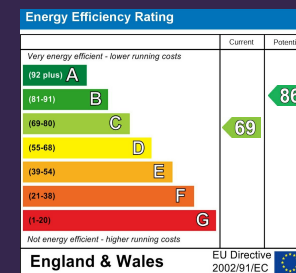




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. 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.



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