



Guide Price £390,000

BIFROST BOULEVARD | WARSOP | MANSFIELD | NG20 0GD

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ESTATE AGENTS



GUIDE PRICE £390,000 - £400,000. FOREVER FAMILY HOME!... Prepare to fall head over heels for this four bedroom detached property standing proudly in the sought after location of Warsop. This property is simply stunning and comprises of four bedrooms, two bathrooms and multiple impressive reception rooms. Let me show you around...

First of all you are welcomed by a spacious hallway, offering access to a charming living room fitted with ample space for all your desired furnishings, making this a warm and cosy space to relax and unwind after a long day! Flowing through from here you will find yet another reception room with plenty of versatility to design till your hearts content, complemented by patio doors opening to the garden. Moving through to my favourite room, the living kitchen area. This room really boasts open plan living, perfect for entertaining. The kitchen is everything you could ever need, accompanied with all essential appliances. Not to mention space for dining furniture allowing you to enjoy sit down meals. This room also benefits from patio doors opening to the rear, what's not to love? Just off the hallway you will be greeted by a versatile office room for added convenience. Finally, the ground floor benefits from a handy utility room and WC. Don't stop here, let's see what upstairs has to offer...

The first floor hosts four inviting bedrooms, all offering great versatility to make them your own. The master bedroom has the luxury of built in wardrobes and four-piece suite! In turn the landing gives access to an extensive bathroom, decorated immaculately and boasting of a four piece suite.

Externally, the front of property has a large driveway and a double garage, allowing for ample off road parking. Along with an enclosed lawn to the rear with surrounding fencing making this a wonderful private area.

Call our team today to arrange a viewing!





#### Entrance Hallway

With a window to the front, storage cupboard under the stairs and further access to;

#### WC

Fitted with a hand wash basin and low flush WC.

#### Living Room 12'4" x 16'5"

Spacious room with windows to the front elevation and access into the play room.

#### Play Room 10'1" x 10'5"

Versatile space fitted with windows and patio doors to the rear elevation, giving access to the garden.

#### Kitchen/Dining Room 11'4" x 20'1"

Complete with a range of matching cabinets, inset sink and drainer and

integrated appliances. ample space for all your desired furnishings. Access to a handy utility room. Fitted with a window and patio doors to the rear elevation.

#### Utility 5'3" x 6'0"

Fitted worktops, inset sink and drainer and an external door to the side.

#### Landing

With a storage cupboard, window to the front elevation and further access to;

#### Bedroom One 15'5" x 11'7"

Carpeted flooring, central heating radiator, built in wardrobes, en suite and windows to the rear elevation.

#### En Suite 6'9" x 8'3"

Four piece suite comprising of a hand wash basin, low flush WC, shower and a bath. With a window to the rear elevation.



#### Bedroom Two 11'4" x 12'4"

With carpeted flooring, central heating radiator and windows to the front elevation.

#### Bedroom Three 11'6" x 11'9"

With carpeted flooring, central heating radiator and windows to the rear elevation.

#### Bedroom Four 7'10" x 8'0"

With carpeted flooring, central heating radiator and windows to the front elevation.

#### Bathroom 6'6" x 8'3"

Four piece suite comprising of a hand wash basin, low flush WC, shower and a bath. With a window to the side elevation.

#### Garage 16'11" x 17'7"

Double garage accessible from the front elevation.

#### Outside

Low maintenance frontage with a private driveway and double garage allowing for ample off road parking. To the rear you will find a well established garden which is mainly laid to lawn with fence surround, offering a degree of privacy.







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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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