



Asking Price £210,000

CAMBOURNE PLACE | | MANSFIELD | NG18 4QZ

BuckleyBrown
ESTATE AGENTS

A WONDERFUL FAMILY HOME! This three-storey three bedroom home is pleasantly situated in the sought after location of Mansfield. The property offers a well-planned layout, with modern decor throughout. There are great transport links nearby, not to mention being ideally located close to local amenities and schools, making it a perfect for growing families!

As you walk through you will first of all find the kitchen which comes complete with a range of matching gloss cabinets, with ample work surfaces and an inset sink. There is also an opening here to the living/dining room, creating a great space for entertaining whilst also keeping the rooms separate. This room offers space for all your desired furnishings, complemented by patio doors leading onto the back garden. Finally the ground floor offers a downstairs WC for added convenience. Let's take a look inside...

Heading up to the first floor, you will be met with two generous sized bedrooms with much versatility to add your own stamp. The spacious landing in-turn provides access to a fabulous bathroom fitted with a modern three piece suite.

The second floor invites you to the master bedroom with built in wardrobes and access to its very own en suite.

Outside provides an enclosed garden with a well-maintained lawn and gravel seating area. This space is of a brilliant size, perfect for hosting BBQ's in the summer months. The front offers a garage and a low maintenance garden. Call our team today to arrange a viewing at this lovely property!





Entrance Hallway

With access to;

WC

Fitted with a hand wash basin, low flush WC and a window to the front elevation.

Kitchen 6'0" x 12'2"

Complete with a range of matching gloss cabinets, worktops, inset sink and drainer and integrated appliances. Decorated beautifully with plinth lights and an open area which could be utilised as a breakfast bar.

Living Room/Dining Room 12'9" x 14'5"

Spacious open plan live in area, complemented by windows and patio doors to the rear.

First Floor Landing

With a built in storage cupboard and access to;

Bedroom Two 9'6" x 12'9"

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

Bedroom Three 7'7" x 12'9"

Fitted with carpeted flooring, central heating radiator and a windows to the front elevation.

Shower Room 6'2" x 6'6"

Three piece suite comprising of a hand wash basin, low flush WC and a shower.

Second Floor Landing

With further access to;



Bedroom One 12'9" x 14'5"

Fitted with carpeted flooring, central heating radiator, built in wardrobes and velux windows. There is also access to a private en suite.

En Suite 5'10" x 6'8"

Three piece suite comprising of a hand wash basin, low flush WC and a shower. Fitted with a velux window.

Garage 7'9" x 16'9"

Accessible from the front of the property.

Outside

Low maintenance frontage with a path leading up to the front door. To the rear you will find an enclosed garden a lawn area along with decorative gravel 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. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.
CC Ltd ©2018

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		90
(81-91) B		
(69-80) C	78	
(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		

CAMBOURNE
PLACE | | MANSFIELD |
NG18 4QZ



BuckleyBrown Estate Agents
55- 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND
t: 01623 633633 | mansfield@buckleybrown.co.uk | www.buckleybrown.co.uk

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.

BuckleyBrown
ESTATE AGENTS