



Offers Over £220,000 Freehold

3 WADE CLOSE | | MANSFIELD | NG18 4DR

BuckleyBrown
ESTATE AGENTS

ONE TO MAKE YOUR OWN!... We are delighted to present this neutrally decorated three-bedroom house for sale, situated in a highly desirable location with excellent public transport links, local amenities, and nearby schools. With the added advantage of green spaces and parks in the vicinity, this property is a superb choice for first-time buyers, families, or couples.

Upon entering the property, you are greeted by the first reception room. Reception room one is a comfortable lounge featuring a warming fireplace, perfect for cosy evenings. The property boasts a well-sized kitchen with direct access into the dining room, facilitating a seamless cooking to dining experience. The dining room, a generous space, offers access to the garden, creating an ideal setting for entertaining or family meals.

Upstairs, the accommodation comprises three bedrooms. Bedrooms one and two are both doubles, with the second bedroom benefitting from built-in wardrobes for additional storage. The third bedroom is a single, suitable for a child or as a home office. Completing the first floor is a family bathroom with a three-piece suite and a shower over the bath.

Externally, the property benefits from a driveway, allowing for off-street parking, which in turn provides access to the single garage, for additional storage or parking. There is a front lawn, and a well-maintained rear garden. This outdoor space provides a safe area for children to play and an excellent spot for alfresco dining during warmer months.

In conclusion, this property strikes a perfect balance between comfortable living and convenient location. Not to mention the additional luxury of it's very own solar panels!

Don't miss out on this opportunity. Secure your viewing today!





Entrance

Laid with entrance matting. Doors provide access into;

Living Room 9'8" x 16'2"

Laid with carpet flooring. With a window to the front elevation, a central heating radiator, and feature fireplace. There are stairs rising to the first floor.

Kitchen 8'2" x 13'5"

The kitchen is fitted with a range of wall and base units with sink and drainer set into work surface. Integrated appliances include an electric oven and gas hob. There is space and plumbing for a washing machine, and further space for a fridge/freezer. Laid with vinyl flooring. With a central heating radiator, wall-mounted gas boiler, and window to the

rear elevation. There is access into the dining room.

Dining Room 10'8" x 11'3"

Laid with laminate flooring. With a central heating radiator and access onto the rear garden. There is also a door which provides access into the garage.

Downstairs WC

Fitted with a low level WC and hand wash basin.

Landing

Laid with carpet flooring. Doors provide access into;

Bedroom One 8'0" x 18'7"

Laid with carpet flooring. With a window to the rear elevation, window to the front elevation, and two central heating radiators.



Bedroom Two 11'8" x 13'5"

Laid with carpet flooring. With a two windows to the front elevation, and a central heating radiator. There is also the benefit of fitted wardrobes.

Bedroom Three 6'10" x 11'2"

Laid with carpet flooring. With a window to the rear elevation, and a central heating radiator.

Bathroom 5'5" x 6'3"

The bathroom is fitted with a three-piece suite comprising a low level WC, pedestal hand wash basin and panelled bath with shower over. With complementary tiled splash back. With an opaque window to the rear elevation.

Outside

There is a driveway allowing for off-street parking which in turn provides access to the single garage. The property features a lawned area to the front, and an enclosed rear garden. The rear garden features a decked patio area with the rest being mainly laid to lawn.

Garage 8'2" x 18'7"

With an up and over door. There is access into the dining room.





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) A			
(81-91) B		81	85
(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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