



Offers In The Region Of £325,000

3 WAVERLEY ROAD | | MANSFIELD | NG18 5AG

BuckleyBrown
ESTATE AGENTS

PERFECT FAMILY HOME!...We certainly have a treat in store for you with this gorgeous three-bedroom, semi detached property! This residence has been modernised throughout with stylish decor and quality fixtures and fittings yet still has some traditional features like the wooden flooring giving it stacks of personality. The external is equally as great too, boasting an exceptional plot with a garage and private parking, What's not to love?

On entrance to the property you'll find a spacious hallway leading into the living room. It has been decorated to a beautiful standard and has ample space for furnishings and homely touches and includes a stand out feature fireplace. The impressive kitchen/diner is fitted with a range of modern wall and base units, and work surfaces above, you won't need to touch a thing! Not to mention the range of integrated appliances and velux windows which complete the room. There is also space for a dining room table and chairs, which is perfect for those who love to host! The ground floor is complete with an under stairs cupboard, and a handy downstairs WC.

Heading upstairs, you'll be welcomed by three versatile and spacious bedrooms to add your own stamp. The master bedroom and second bedroom even have the luxury of their own built in wardrobes. The family bathroom is just off the landing and hosts a contemporary three-piece suite making this space perfect to relax and unwind. This property also consists of a boarded out loft with built in desks, velux windows and spotlights.

Outside will definitely tick those remaining boxes, with the private and low-maintenance rear garden with a lawn and a patio seating area! This garden is the ideal setting for summer BBQS. The front presents a garage with plenty of space for useful storage and a driveway. This property is a credit to its owners and would make a wonderful family home. Call now to arrange a viewing!





Hall

Wooden flooring on entrance.

Living Room 12'5" x 14'5"

Living room with traditional wooden flooring, central heating radiator, space for your desired furniture, a feature fireplace and a window to the front elevation.

Kitchen 18'8" x 17'8"

Open plan area complete with a range of attractive cabinetry, inset sink and drainer and space for integrated appliances. Not to forget the decorative splashback tiles and the feature velux windows. There is additional space for dining furniture along with patio doors into the rear garden.

WC

Low flush WC and hand wash basin.

Utility

Storage space and space for appliances.

Landing

Carpeted landing leading into all first floor bedrooms.

Bedroom One 12'5" x 14'3"

Carpeted spacious bedroom with central heating radiator, modern built in wardrobes and a window to the front elevation.

Bedroom Two 10'11" x 12'7"

Carpeted bedroom with central heating radiator, built in wardrobe and a window to the rear.

Bedroom Three 8'5" x 9'7"

Carpeted bedroom with central heating radiator and a window to the rear.



Bathroom 6'9" x 7'4"

Three piece bathroom with a shower over bath, hand wash basin and a low flush WC.

Garage

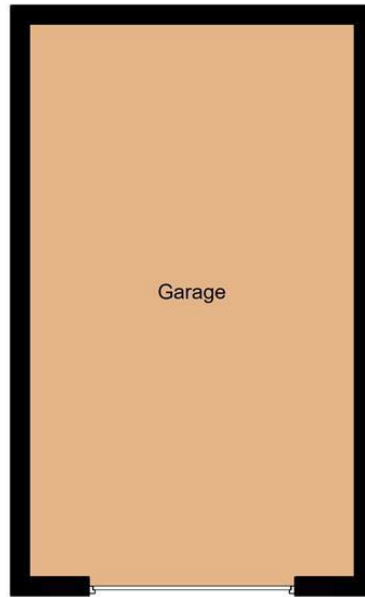
Ample storage, entrance from the front.

Outside

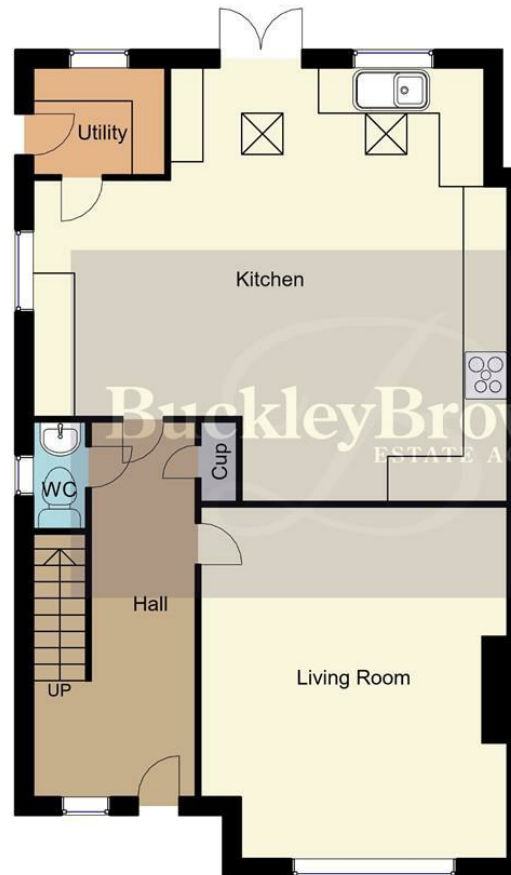
Large private driveway with room for multiple cars.



Outbuilding
31sq.m/337.86sq.ft
Approx.



Ground Floor
60sq.m/643.60sq.ft
Approx.



First Floor
51sq.m/545.30sq.ft
Approx.



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	69	
(39-54) E		
(21-38) F		G
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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