



Offers Over £250,000

3 SANDHURST AVENUE | | MANSFIELD | NG18 4BS

BuckleyBrown
ESTATE AGENTS

MOVE ON IN!...

We welcome you to this delightful three bedroom semi detached property, which is located in the highly sought after area of Mansfield. This property offers a perfect blend of tranquility and convenience with easy access to essential amenities, it's a perfect choice for families! Lets take a look inside...

Firstly you will be greeted by a bright and airy hallway which provides access into the kitchen and reception rooms, as well as the handy cellar, providing that extra storage. Both the living and dining room host beautiful fireplaces, creating that cosy atmosphere. The living room offers double doors directly onto the garden, offering a wonderful indoor-outdoor connection making it ideal for enjoying meals and relaxing in a natural setting. The kitchen is complete with a range of matching cabinets and units, with ample worktop space. This room offers a practical and efficient layout for preparing and enjoying meals, providing an inviting environment for socialising.

Heading to the first floor you will find three generously sized bedrooms, all of which offer the perfect space to relax and unwind. The master bedroom benefits from built in wardrobes, offering that extra convenience. Just off the landing you will find the bathroom, which comprises of a modern four piece suite including a walk in shower.

The exterior of the property is equally as impressive with its private driveway to the rear, as well as its well maintained laid lawn and patio areas. The front of the property offers a great kerb appeal with its surrounding decorative shrubbery and pathway leading to the front door. The garden is a wonderful space to enjoy the outdoors in those summer months!

Call today to book a viewing!





Entrance Hall

With carpeted flooring, stairs rising to the first floor, and a window to the front elevation. Doors provide access into;

Dining Room

With laminate flooring, feature fireplace and a bay window to front elevation.

Living Room 12'0" x 13'1"

With carpeted flooring, feature fireplace and double doors providing access onto the rear garden.

Kitchen 8'2" x 9'3"

Complete with a matching array of cabinetry with ample worktop space with an inset sink and drainer. Window and door to rear elevation.

Cellar 7'4" x 17'4"

Providing ample versatility and storage space.

Landing

With carpeted flooring, window to front elevation and doors providing access into;

Bedroom One 12'0" x 12'0"

With carpeted flooring, central heating radiator and window to front elevation. This room benefit from built in wardrobes.

Bedroom Two 12'0" x 7'2"

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

Bedroom Three 8'2" x 9'5"

With carpeted flooring, central heating radiator and window to rear elevation. With a built in storage cupboard which hosts the boiler.



Bathroom

complete with a modern three piece suite including a walk in shower, bath, low flush WC and hand wash basin. window to side elevation.

Outside

The front of the property hosts a great kerb appeal with its path leading to the front door with a secure brick wall and decorative shrubbery surrounding. To the rear of the property you will find a laid lawn, patio seating area and surrounding mature trees and shrubbery. The rear of the property has a gate leading to its own private driveway, for ample off-road parking.





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		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		81
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

3 SANDHURST AVENUE |
| MANSFIELD | NG18 4BS



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