



Offers In The Region Of £180,000

WOODFIELD ROAD | PINXTON | NOTTINGHAM | NG16 6JQ

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A LOVELY HOME AWAITS!

This three-bedroom semi-detached property, located in the convenient and sought-after area of Pinxton, Nottingham, offers a spacious interior that would make a fantastic family home. Let's take a look at what's on offer...

The ground floor impresses with its generous space, starting with the large living room, perfect for adding your own personal touches. A feature log burner fireplace creates a cozy, inviting atmosphere, while the multiple windows allow the room to be filled with natural light. The open plan kitchen/diner is just next door and beautifully equipped with a range of units and offers ample space for appliances, making it easy to showcase your culinary skills. Complemented by patio doors, creating a seamless transition between indoor and outdoor living!

Upstairs, you'll find three well-sized bedrooms, offering plenty of room for your personal furnishings. The bathroom is located just off the landing and features a neutral four-piece suite, providing a serene space for the whole family to relax and unwind after a long day.

The garden boasts a decorative area with mature shrubs and fence surround. At the front, off-street parking is available for multiple vehicles.

Don't miss out – call today to schedule a viewing!





Hall

With a window to the front elevation along with access to;

Kitchen/Dining Room 18'3" x 6'7"

Complete with a range of matching gloss wall and base units, inset sink and drainer, integrated appliances and multiple windows to the front elevation allowing a wealth of natural daylight to flow through. Ample space for all your desired furnishings complemented by patio doors opening to the rear garden.

Living Room 23'4" x 12'6"

Spacious room with a log burner fireplace and multiple windows to the rear.

Landing

Window to the front and further access to;

Bedroom One 12'9" x 11'0"

Carpeted flooring, central heating radiator, built in wardrobe and a window to the rear elevation.

Bedroom Two 10'8" x 8'0"

Carpeted flooring, central heating radiator and a window to the rear elevation.

Bedroom Three 9'6" x 7'6"

Fitted with a central heating radiator, built in wardrobes and a window to the front elevation.

Bathroom

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

Outside

Low maintenance frontage with a gravel

driveway allowing for secure off road parking. To the rear you will find decorative areas with mature shrubs 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.

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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		85
(81-91) B		
(69-80) C		
(55-68) D	67	
(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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