



Offers Over £240,000

BLACK ROCK WAY | | MANSFIELD | NG18 4YE

**BuckleyBrown**  
ESTATE AGENTS



A HOME TO GROW INTO!...If you're looking for space, this one is for you! We couldn't be happier to introduce you to this wonderful three-bedroom home located in Mansfield, featuring local shops, schools, and amenities just a short distance away.

As you walk through the front door, you will enter a spacious hallway which then leads into the kitchen, equipped with high end gloss cabinets and integrated appliances. Moving through to the living room you will be greeted by an inviting space to relax after a long day. Flowing through double doors you will gain access to a bright and airy dining room, offering plenty of versatility to become whatever you desire.

Complemented by patio doors giving access to the rear garden. Finally, the ground floor provides access to a handy WC for added convenience.

Heading up to the first floor, you will be met with three bedrooms, all offering space to add your own personal touches. The master bedroom benefits from its very own en suite, what's not to love? Just off the landing is a bathroom suite, ideal for the whole family.

Outside of this property boasts an enclosed rear garden which is mainly laid to lawn with a patio seating area and pergola - making a lovely area for alfresco dining during the summer months. To the front you will find a private driveway and garage allowing for ample off road parking.

Call to arrange a viewing!





#### Entrance Hallway

Spacious entrance hall with a cupboard under the stairs and further access to;

#### WC 2'11" x 9'2"

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

#### Kitchen 9'2" x 16'8"

Complete with a range of matching gloss wall and base cabinets, inset sink and drainer, integrated appliances and dual aspect windows to the front and rear. Featuring an external door to the rear elevation.

#### Living Room 10'4" x 16'9"

Laminate flooring, central heating radiator and a window to the front elevation. Ample space for all your desired furnishings. Double doors leading into the dining room.

#### Dining Room 10'11" x 11'10"

Light and airy room complemented by surrounding windows and patio doors opening to the side elevation.

#### Landing

Window to the rear elevation, storage cupboard and leading access into;

#### Bedroom One 9'4" x 11'8"

Laminate flooring, central heating radiator, built in cupboard and access to a private en suite. Window to the front elevation.

#### En suite 9'4" x 4'9"

Three piece suite providing you with a hand wash basin, low flush WC, shower and a window to the rear elevation.

#### Bedroom Two 9'3" x 10'7"

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



#### Bedroom Three 7'3" x 10'7"

Laminate flooring, central heating radiator and a window to the front elevation.

#### Bathroom 6'7" x 6'7"

Three piece suite comprising of a hand wash basin, low flush WC and a bath. Window to the front elevation.

#### Garage 6'7" x 17'6"

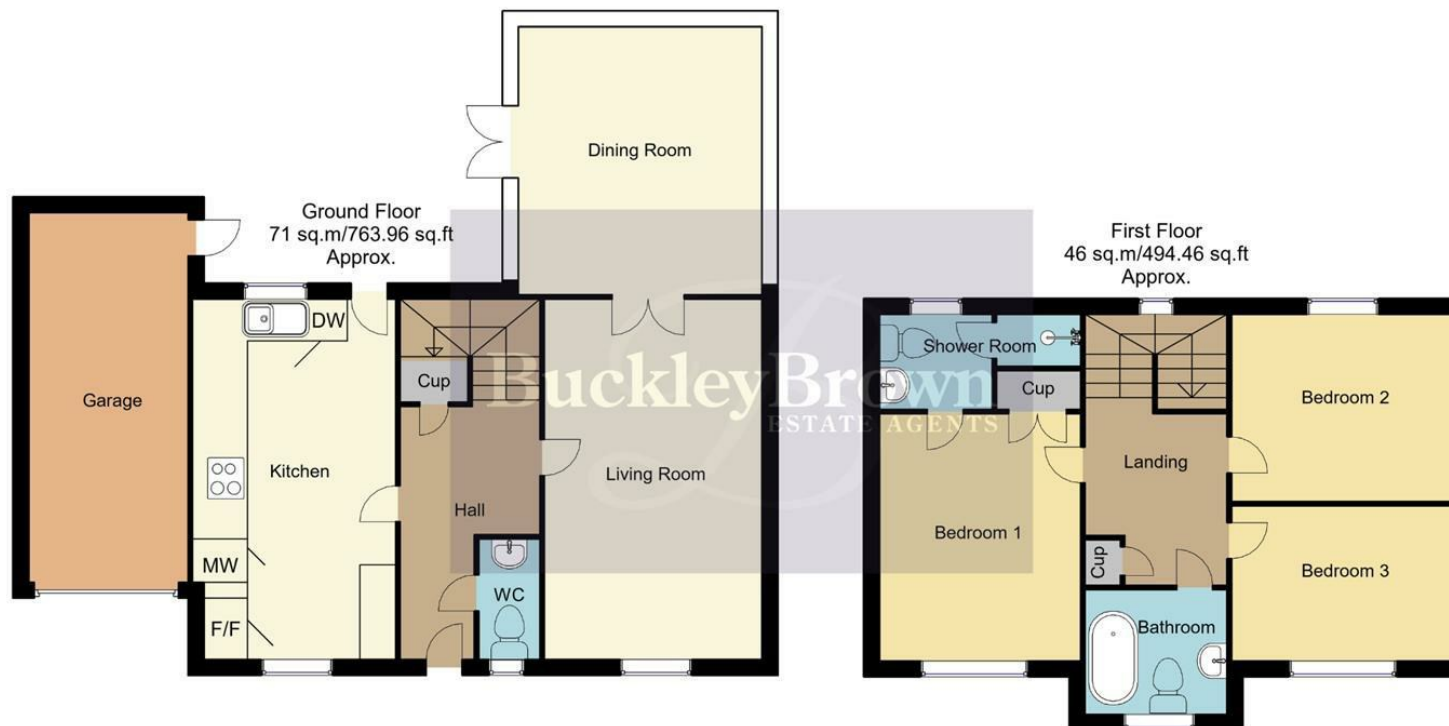
Accessible from the front elevation with an external door to the side. The garage door is also an electrical roller door for added convenience.

#### Outside

Gated paved frontage with a private driveway and garage allowing for secure off road parking. To the rear you will find an enclosed garden which is mainly laid to lawn along with a patio seating area, pergola, composite plastic decking and fence surround.

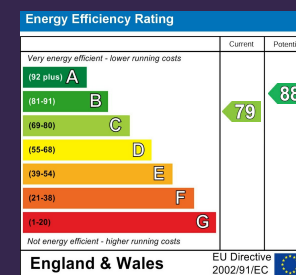






Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. 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.





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