



Offers Over £375,000

SHERWOOD STREET | WARSOP | MANSFIELD | NG20 0HH

BuckleyBrown
ESTATE AGENTS

A MODERN FAMILY HOME!

This three-storey three bedroom home is pleasantly situated in the sought-after location of Warsop, Mansfield. The property offers a well-planned layout, with modern decor running throughout, making this home completely move in ready! This home is perfect for families, don't stop here!...

As you step inside, you'll be greeted by a light and airy entrance hall, feeling instantly at home—from here you will be led into an open plan living/dining area which offers the perfect space to relax and enjoy time with family and friends. Next door is the stunning contemporary kitchen, equipped with a range of stylish, matching cabinets and units, complemented by a sleek work surfaces, inset sink and essential integrated appliances. There's also ample room for a dining table, perfect for hosting dinner parties. This room really is the heart of the home! Finished with various windows and patio doors, bringing the outside inside. Completing the ground floor is a versatile office and downstairs shower room for added convenience. Let's head upstairs to explore even more!

Moving up to the first floor you will find two generous sized bedrooms, both which have been lovingly maintained to a high standard, offering built in wardrobes. Just off the landing is a stunning four piece family suite with both a bath & shower! What's not to love?

The second floor presents the master bedrooms fitted with velux windows and eaves storage, providing a blank canvas for you to design till your hearts content.

Externally, you will find an enclosed garden to the rear boasting both lawn and patio areas along with fence surround. The front provides a private gated entry and expansive gravel driveway.

Don't miss out - call now to arrange a viewing!





Entrance Hallway

Light and airy entrance with windows to the front elevation, cupboard under the stairs and further access to;

Kitchen 18'1" x 13'4"

Stunning kitchen complete with a range of sleek wall and base cabinets, generous worktop space, inset sink and drainer and integrated appliances such as a fridge, oven, wine fridge, hob grill and dishwasher. Decorative splashback tiles and space for additional appliances. Not to mention there is a handy breakfast bar feature. Triple aspect windows to both side and rear. Along with velux windows and patio doors opening to the rear garden.

Dining Room 24'7" x 11'6"

Open plan reception room fitted with feature fireplace and box window to the

front elevation. This room provides ample space for all your desired living and dining furnishings. Further access to a versatile office room and shower room.

Office 15'1" x 7'1"

Versatile reception room with windows and patio doors to the rear elevation. Access to a convenient downstairs shower room.

Shower Room 11'3" x 3'10"

Three piece suite consisting of a hand wash basin, low flush WC and shower. Leading access into the garage.

Landing

With dual aspect windows to the side and front, further access to;

Bedroom Two 11'11" x 10'9"

Carpeted flooring, central heating radiator, built in wardrobes and a window to the front elevation.



Bedroom Three 10'0" x 9'6"

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

Bathroom 9'6" x 6'0"

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

Bedroom One 18'1" x 13'4"

Carpeted flooring, central heating radiator, eaves storage and velux windows.

Garage 17'8" x 15'1"

Accessible from the front elevation along with access to the shower room.

Outside

Gated entrance leading to a large gravelled driveway allowing for secure off

road parking. The rear garden is enclosed offering both lawn and patio seating areas, finished 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 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		
(81-91) B		
(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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