



Offers In The Region Of £275,000 Freehold

11 BEECH HILL DRIVE | | MANSFIELD | NG19 7EP

BuckleyBrown
ESTATE AGENTS

ONE TO CALL HOME!... We are delighted to present this charming 3-bedroom semi-detached house for sale, boasting a unique blend of character and modernity. This property would be an ideal home for families and couples alike.

At the heart of the property, you will find two well-proportioned reception rooms. The first is a welcoming living room, complemented by a cosy fireplace and a characterful bay window to the front, creating a bright and inviting space. The second reception room is a dining room that has direct access to the garden, perfect for entertaining guests or family dinners.

The property also features a modern kitchen, overlooking the generous size garden. The kitchen is equipped with contemporary units and has a convenient door leading directly to the garden.

The first floor comprises three generous sized bedrooms, the master of which enjoys a bay window, adding an extra touch of character to the room, and a single bedroom. A bathroom fitted with a white three-piece suite services these bedrooms, beautifully designed for a relaxed and comfortable lifestyle.

One of the unique features of this property is the summerhouse to the rear, a perfect spot for relaxation or a home office. The exterior is further enhanced by a driveway allowing parking, providing an added convenience for the residents.

The location of the property is superb, with easy access to public transport links, local amenities, schools, green spaces and parks. Plus, it's a stone's throw away from the town centre.

All in all, this house is a perfect blend of style, character and location. A viewing is highly recommended to appreciate the property on offer.





Entrance Hall

With stairs rising to the first floor. Doors provide access into;

Living Room 11'10" x 11'10"

There is a feature fireplace which provides a warm and cosy feel. With a bay window to the front elevation, and a central heating radiator.

Dining Room 12'0" x 11'10"

With a box bay to the rear elevation, with French patio doors which provide access onto the rear garden, and a central heating radiator.

Kitchen 8'11" x 8'10"

Fitted with an attractive range of high-gloss wall and base units with sink and drainer set into work surface. Integrated

appliances include an electric double oven, and a gas hob. There is space and plumbing for a washing machine, and further space for a dishwasher, fridge and freezer. With a window to the side elevation and a door which provides access outside for convenience.

Boiler Room

Accessed externally.

Downstairs WC 4'7" x 2'10"

Fitted with a low level WC.

Landing

Doors provide access into;

Bedroom One 11'11" x 11'10"

With a bay window to the front elevation and a central heating radiator.



Bedroom Two 11'11" x 10'1"

With a window to the rear elevation and a central heating radiator.

Bedroom Three 8'9" x 7'3"

With a window to the rear elevation and a central heating radiator.

Bathroom 8'7" x 4'10"

Fitted with a low level WC and hand wash basin set into vanity unit, and a panelled bath with shower over. With an opaque window to the front elevation and a central heating radiator.

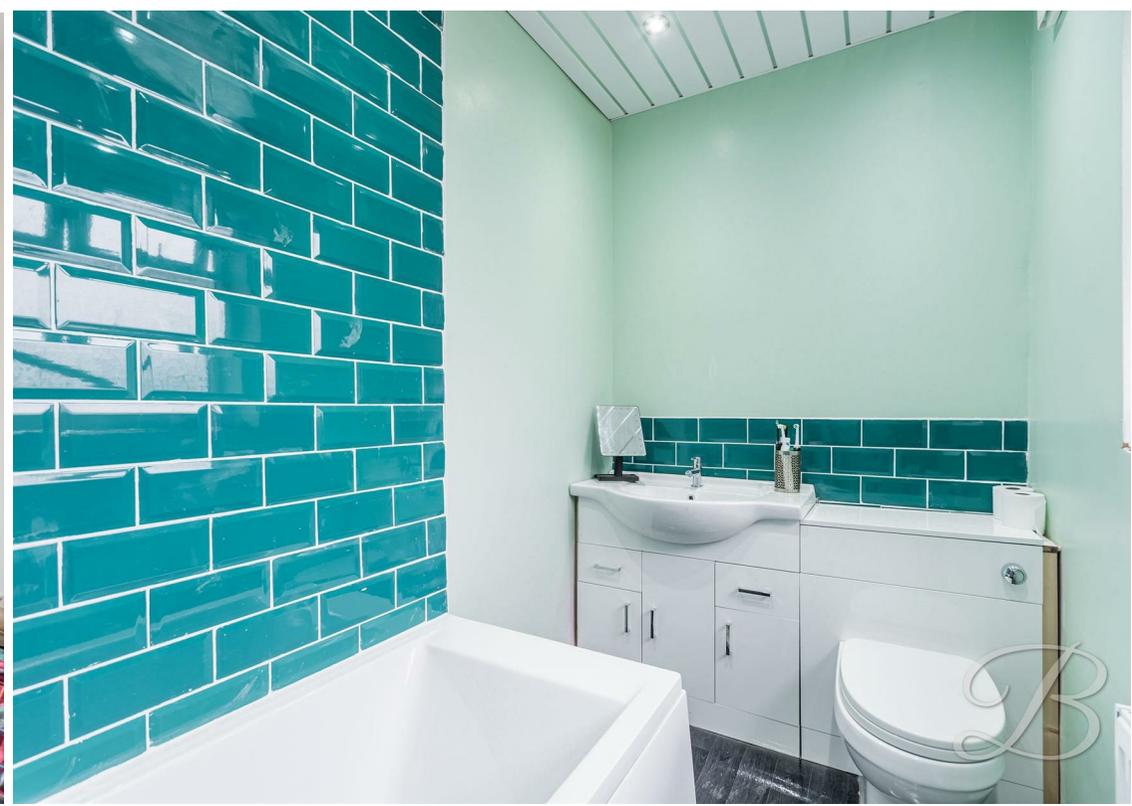
Summerhouse

The summerhouse offers a versatile and ample space, and is located on the rear garden. Currently being utilised as a gym/office space, it is fully insulated and

boarded, and features power and lighting. With a window to the front elevation, and French patio doors.

Outside

There is a lawned area and driveway to the front elevation, allowing for off-street parking. The rear garden is enclosed, featuring an impressive Summerhouse, with the rest being mainly laid to lawn.





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			84
(81-91) B			
(69-80) C		71	
(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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