



Offers Over £240,000

14 BIRD CLOSE | | MANSFIELD | NG18 4AZ

**BuckleyBrown**  
ESTATE AGENTS



HERE IT IS!...We certainly have a treat in store for you with this gorgeous three-bedroom, link-detached house! Situated in the desirable area of Mansfield. This house is a true gem and offers a well-planned layout, local amenities and a spacious rear garden. Let's take a look around...

Firstly you will walk through the porch which leads you into the light and airy living room which consists of a beautiful bay window and a neutral modern decor. Moving through to the open plan kitchen/dining room you are welcomed with an array of matching units and cabinetry, with plenty of work surfaces and an inset sink. The dining area is the perfect place for socialising with friends and family. Leading on from here you will have the luxury of a newly fitted sun room which will make a great extra sitting room or play room. To the front of the property you will also find a handy downstairs WC.

Heading upstairs, from the landing you'll discover three generous sized bedrooms, providing ample space for furnishings. Two of which have built in wardrobes. The family bathroom is just off the landing and offers a three-piece suite including shower over bath, hand wash basin and WC.

Outside presents a well-maintained lawn and a fabulous patio seating area for alfresco dining. There is also a garage providing ample storage for all of your garden tools. To the front hosts a driveway for one car and a small lawn area. This is the perfect move-in ready family home, perfect for those not wanting a project. Call now to arrange a viewing!





**Porch 4'1" x 2'11"**

Entrance to the property.

**WC**

Low flush WC and hand wash basin.

**Living Room 15'2" x 14'8"**

Light and airy space with laminate flooring, central heating radiator, a storage cupboard and bay window to the front elevation.

**Kitchen/Dining room 15'0" x 8'7"**

Matching cabinets with worktop space above, tiled splash back, integrated appliances such as an oven and gas hob as well as space for more and an inset sink. Space for a dining table and chairs in the dining area. Double patio door leading into to the sun room.

**Sun room 13'2" x 11'1"**

Carpeted room with multiple windows, central heating radiator and space for your desired furniture. ideal as an extra sitting room/playroom.

**Landing**

Leading into the first floor rooms.

**Bedroom One 11'9" x 8'5"**

Carpeted bedroom with central heating radiator, ample space for your desired furniture, built in wardrobe and a window to the front elevation.

**Bedroom Two 9'11" x 8'5"**

Carpeted bedroom with central heating radiator, ample space for your desired



furniture, and a window to the rear elevation.

**Bedroom Three 8'10" x 6'5"**

With laminate flooring, central heating radiator, ample space for your desired furniture, a built in wardrobe, and a window to the front elevation.

**Bathroom 6'5" x 6'3"**

Tree piece bathroom with a shower over bath, hand wash basin and low flush WC.

**Garage**

Ample space for storage or a vehicle.

**Outside**

Lawn and drive area to the front with a

garage. To the rear garden you will find a patio area perfect for alfresco dining and a well maintained lawn area.





Ground Floor  
54sq.m/580.74sq.ft  
Approx



First Floor  
35sq.m/381.26sq.ft  
Approx



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) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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