



£230,000 Freehold

32 CAMBRIA ROAD | PLEASLEY | MANSFIELD | NG19 7RL

BuckleyBrown
ESTATE AGENTS

MAKE A MOVE!...

Nestled in the popular and well-connected village of Pleasley, this beautifully maintained three-bedroom semi-detached property offers the perfect blend of comfort, style, and practicality—ideal for families, first-time buyers, or anyone looking for a ready-made home. Lets take a look inside...

Upon entering, you're greeted by a welcoming hallway that sets the tone for the rest of the home. The generous living room is bright and inviting, featuring a large bay window that floods the space with natural light. Its open-plan layout leads seamlessly into the dining room and kitchen, creating a spacious and sociable environment perfect for everyday living and entertaining guests. The kitchen is well-equipped with modern fittings and ample storage, while the dining area features double doors that open directly onto the rear garden, bringing the outdoors in and enhancing the flow of the living space.

Upstairs, the property boasts three well-sized bedrooms—each offering comfortable accommodation and flexibility for families or remote working. The main bathroom is stylishly finished and includes a contemporary three-piece suite with a bath and overhead shower.

Externally, the property continues to impress. The front garden is well-maintained with a neatly laid lawn, mature shrubbery, and a private driveway providing off-road parking. To the rear, you'll find a generous garden space designed for both relaxation and practicality. It features a patio seating area ideal for summer dining, a well-kept lawn for children or pets to enjoy, and additional structures including a shed and a versatile outhouse—perfect for storage, a workshop, or even conversion into a home office. The garden is bordered by mature trees, shrubs, and secure fencing, offering a high degree of privacy.

Call today to arrange a viewing!!!





Hall

With a cupboard under the stairs and further access to;

Living Room 11'4" x 14'2"

Open plan layout offering ample furniture space, bay window to the front and access through to the kitchen/diner.

Kitchen/Dining Room 17'10" x 8'7"

Complete with a range of matching wall and base units with complimentary work surface over, one and a half bowl sink with mixer tap, integrated oven with hob over and extractor hood above.

Landing

Surrounding doors provide access into;

Bedroom One 10'9" x 11'9"

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

Bedroom Two 10'9" x 10'5"

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

Bedroom Three 7'11" x 7'4"

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

Bathroom 6'7" x 5'6"

Complete with a neutral three piece suite including a bath with an over head shower, low flush WC and hand wash basin. With a window to the rear elevation.



Outside

The front of the property features a driveway, a well-kept lawn, and mature shrubbery. The rear garden offers a patio seating area, lawn, shed, outhouse, and is enclosed by trees, shrubbery, and fencing for added privacy.

Out House 15'9" x 8'9"

The property includes a versatile outhouse, ideal for use as a workshop, storage space, or potential home office. Solidly built and conveniently located in the rear garden, it offers practical extra space to suit a range of needs.





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		90
(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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