



£125,000 Freehold

34 BUDDY CRESCENT | MEDEN VALE | MANSFIELD | NG20 9PW

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ESTATE AGENTS

LOOKS LIKE HOME!.. On offer for sale is this beautifully maintained end of terrace house, boasting a neutral décor that provides an ideal blank canvas for prospective buyers to make their mark. This property is perfect for first-time buyers, couples, or young families alike, and is located in Meden Vale, conveniently positioned on a bus route and in close proximity to local schools and green spaces.

The residence boasts a generous layout comprising of two distinct reception rooms. The first being a cosy living room graced with a focal fireplace, and the second, a separate dining room perfect for hosting family meals or entertaining guests. The property also includes a pleasing kitchen, equipped with attractive units, offering ample space for culinary endeavours.

The first floor hosts three well-proportioned bedrooms, two of which are double rooms with built-in wardrobes, and the third being a single bedroom, perfect as a nursery or home office. The property is served by a family bathroom, complete with a separate WC and an electric shower over the bath.

Externally, the property benefits from an outdoor WC, a front and rear porch, one of which leads to a generous storage room. A driveway offers off-street parking, and the generous rear garden, mainly laid to lawn, is a delight. Enclosed for privacy, it features an assortment of plants, shrubs, and trees, providing an ideal space for relaxation or outdoor entertaining.

Contact us today to arrange a viewing.





Entrance Porch

There is access into the spacious storage room and into the main entrance hall.

Hall

With stairs rising to the first floor and a useful under-stairs storage cupboard. Door provides access into;

Dining Room 9'11" x 10'11"

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

Kitchen 7'10" x 10'11"

The kitchen is fitted with a matching range of wall and base units with porcelain sink and drainer set into work surface. There are a range of integrated appliances including an electric oven and a gas hob with an extractor hood over. There is space

and plumbing for a washing machine, and further space for an under-counter fridge and freezer. With a window to the rear elevation.

Living Room 12'5" x 13'5"

The focal point of the lounge is the feature fireplace. With a window to the rear elevation and a central heating radiator.

Rear Porch

There is a door that provides access onto the rear garden.

Outdoor WC 2'11" x 5'2"

Fitted with a high level WC.

Outdoor Store

Landing

Doors provide access into;



Bedroom One 12'6" x 13'5"

With a window to the rear elevation and a central heating radiator. There is the benefit of fitted wardrobes.

Bedroom Two 10'3" x 10'11"

With a window to the rear elevation and a central heating radiator. There is also the benefit of fitted wardrobes.

Bedroom Three 7'6" x 10'11"

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

Bathroom 5'0" x 8'7"

The bathroom is fitted with a pedestal hand wash basin and a panelled bath with an electric shower over, with complimentary splash-back. With an opaque window to the side elevation.

Separate WC 2'7" x 4'5"

Fitted with a low level WC with complimentary splash-back. With an opaque window to the front elevation.

Outside

A driveway offers off-street parking, and the generous rear garden, mainly laid to lawn, is a delight. Enclosed for privacy, it features an assortment of plants, shrubs, and trees, providing an ideal space for relaxation or outdoor entertaining. Not to mention there is an outside tap for added convenience.



Ground Floor
60 Sq.m/ 642.94 Sq.ft
Approx




First Floor
53 Sq.m/ 575.77 Sq.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) A		85
(81-91) B		
(69-80) C		60
(55-68) D		
(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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BuckleyBrown Estate Agents
55- 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND
t: 01623 633633 | mansfield@buckleybrown.co.uk | www.buckleybrown.co.uk

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