



Offers Over £250,000 Freehold

11 ST. CHADS CLOSE | | MANSFIELD | NG18 4DS

**BuckleyBrown**  
ESTATE AGENTS



MOVE ON IN!... Presenting for sale an immaculate semi-detached home in the highly sought after area of Mansfield, nearby to Berry Hill Park and within the High Oakham School catchment. This property offers a blend of contemporary living whilst conveniently located close to local amenities, public transport links, and green spaces. This property is perfect for first-time buyers or families looking for a home in a desirable location.

Internally, the property boasts two well-proportioned reception rooms, three bedrooms, and a modern family bathroom.

The first reception room is a bright and airy lounge with a feature fireplace, providing a perfect setting for relaxation. The kitchen is fitted with a beautiful range of shaker-style wall and base units, and opens up into the dining room, providing a practical and sociable space for cooking and dining. The dining room provides access to the landscaped garden, ideal for entertaining guests or family dinners.

The first floor hosts three bedrooms, two of which are double-sized. The master bedroom comes complete with built-in wardrobes for plenty of storage. The third bedroom is a single room, perfect as a child's room or a home office. There is a modern family bathroom, equipped with separate bath and shower facilities, adding a touch of luxury to your daily routine.

Externally, the property benefits from a driveway for off-street parking and access to a garage. The well-presented front lawn and landscaped rear garden featuring a patio area and a planted border with an assortment of shrubs, trees, and plants, create a tranquil outdoor space.

Call today to view!





#### Entrance Porch

Doors provides access into;

#### Living Room 9'9" x 14'4"

With a box bay window to the front elevation, a central heating radiator, and a feature fireplace as the focal point.

#### Kitchen 8'5" x 13'6"

The kitchen is fitted with a beautiful range of shaker-style wall and base units with sink and drainer set into work surface with complimentary tiled splash-back. There are a range of integrated appliances that include a dishwasher, fridge/freezer, washing machine, an eye-level oven, and a four-ring gas hob with an extractor hood over. With a window to the rear elevation and a central heating radiator. There is an opening into the dining room.

#### Dining Room 8'0" x 8'5"

With a central heating radiator and patio doors that lead out onto the garden for convenience.

#### Ground Floor WC 3'6" x 4'5"

Fitted with a low level WC and hand wash basin.

#### Landing

Doors provide access into;

#### Bedroom One 11'6" x 12'00"

With two windows to the front elevation and a central heating radiator. There is the benefit of fitted wardrobes.

#### Bedroom Two 8'00" x 18'6"

With a window to the front elevation, a window to the rear elevation, and two central heating radiators.



#### Bedroom Three 6'10" x 10'11"

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

#### Family Bathroom 5'7" x 9'1"

The bathroom is fitted with a modern four-piece suite in white comprising a low level WC, pedestal hand wash basin, a corner shower, and a panelled bath with complimentary tiled splash-back. With an opaque window to the rear elevation and a central heating radiator.

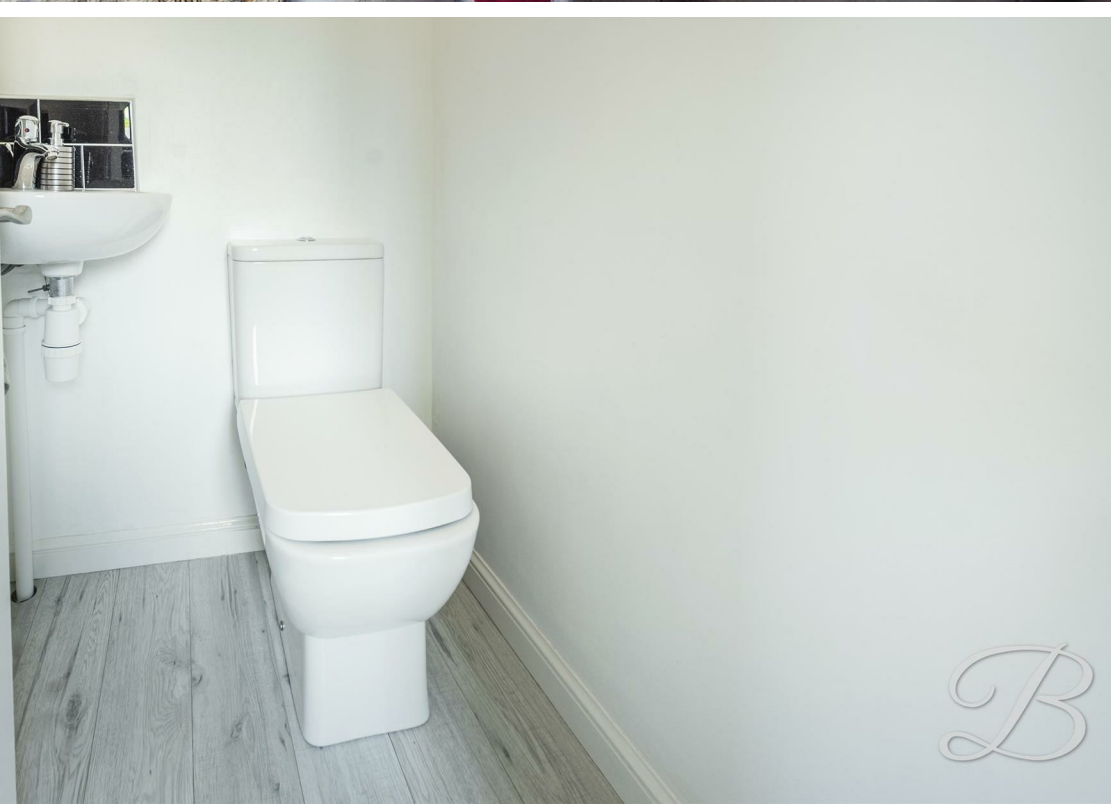
#### Outside

There is a driveway allowing for off-street parking which in turn provides access to a garage. The well-presented front lawn and landscaped rear garden featuring a patio area and a planted border with an assortment of shrubs, trees, and plants,

create a tranquil outdoor space, perfect to enjoy during the Summer!

Garage 8'2" x 13'10"







Ground Floor  
55 Sq.m/ 596.15 Sq.ft  
Approx



First Floor  
50 Sq.m/ 533.57 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) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		<b>70</b>
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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