



£195,000 Freehold

44 GARNON STREET | | MANSFIELD | NG18 5QT

BuckleyBrown
ESTATE AGENTS

MOVE ON IN!... Ideally situated a stone throw away from Mansfield town centre, the Community Hospital, and Kings Mill Hospital, this delightful three-bedroom semi-detached property offers the perfect blend of convenience, comfort, and character. With excellent local amenities and reputable schools nearby, this home is perfectly suited to families and professionals alike.

Step inside to a bright and welcoming bay-fronted lounge featuring a charming fireplace – perfect for cosy evenings in. The spacious dining room opens onto the rear garden through elegant French patio doors, creating a seamless indoor-outdoor flow ideal for entertaining. The kitchen is a standout feature, beautifully fitted with timeless shaker-style units, complemented by a practical utility room for added convenience. To the rear, you'll also find an additional versatile living space, ideal as a home office, playroom, or snug.

Upstairs, the property boasts three well-proportioned bedrooms – two doubles and a comfortable single – as well as a modern family bathroom complete with a stylish three-piece white suite.

Outside, the property offers a driveway and a front garden adorned with decorative stone and shrubs, adding to the kerb appeal. The rear garden is attractively tiered, featuring a patio area, rockery, lawn, and established planting – perfect for enjoying those warmer months.

A fantastic opportunity to secure a spacious and well-presented home in a sought-after location – early viewing is highly recommended!





Hall

Laid with real wood flooring. With a central heating radiator and stairs rising to the first floor. There is also a useful under-stairs storage cupboard.

Living Room 10'11" x 11'7"

Laid with laminate flooring. There is a feature fireplace as the focal point, a bay window to the front elevation, and a central heating radiator.

Kitchen/Dining Room 10'11" x 11'7"

Fitted with an attractive range of shaker-style units with wooden worktop over. There is space for a range cooker with an extractor hood over. This room lends itself nicely as a dining area, with ample space for a dining table and chairs, perfect for

entertaining family and friends. With a central heating radiator and French patio doors that lead out onto the garden. There is an opening into the kitchen/utility area. Laid with laminate flooring.

Kitchen/Utility Room 6'1" x 10'11"

Fitted with shaker-style units with sink and drainer set into work surface. There is space and plumbing for a washing machine. With a useful storage cupboard and a door that provides access outside. Laid with laminate flooring.

Living Space 6'2" x 6'10"

With a window to the side elevation. Laid with carpet flooring.

Landing

Laid with carpet flooring. With a window to



the side elevation. Doors provide access into;

Bedroom One 10'10" x 10'11"

With a window to the front elevation and a central heating radiator. Laid with carpet flooring.

Bedroom Two 9'8" x 10'11"

With a window to the rear elevation and a central heating radiator. Laid with carpet flooring.

Bedroom Three 7'7" x 7'7"

With a window to the front elevation and a central heating radiator. Laid with laminate flooring.

Bathroom 5'6" x 6'11"

Fitted with a three-piece suite in white

comprising low level WC, pedestal hand wash basin, and a panelled bath with a shower over. With complimentary tiled splash back, a glass shower screen, and laid with tiled flooring. With an opaque window to the rear elevation.

Outside

There is a driveway and a front garden adorned with decorative stone and shrubs, adding to the kerb appeal. The rear garden is attractively tiered, featuring a patio area, rockery, lawn, and established planting – perfect for enjoying those warmer months.



Ground Floor
48 Sq.m/ 513.03 Sq.ft
Approx



First Floor
40 Sq.m/ 429.88 Sq.ft
Approx

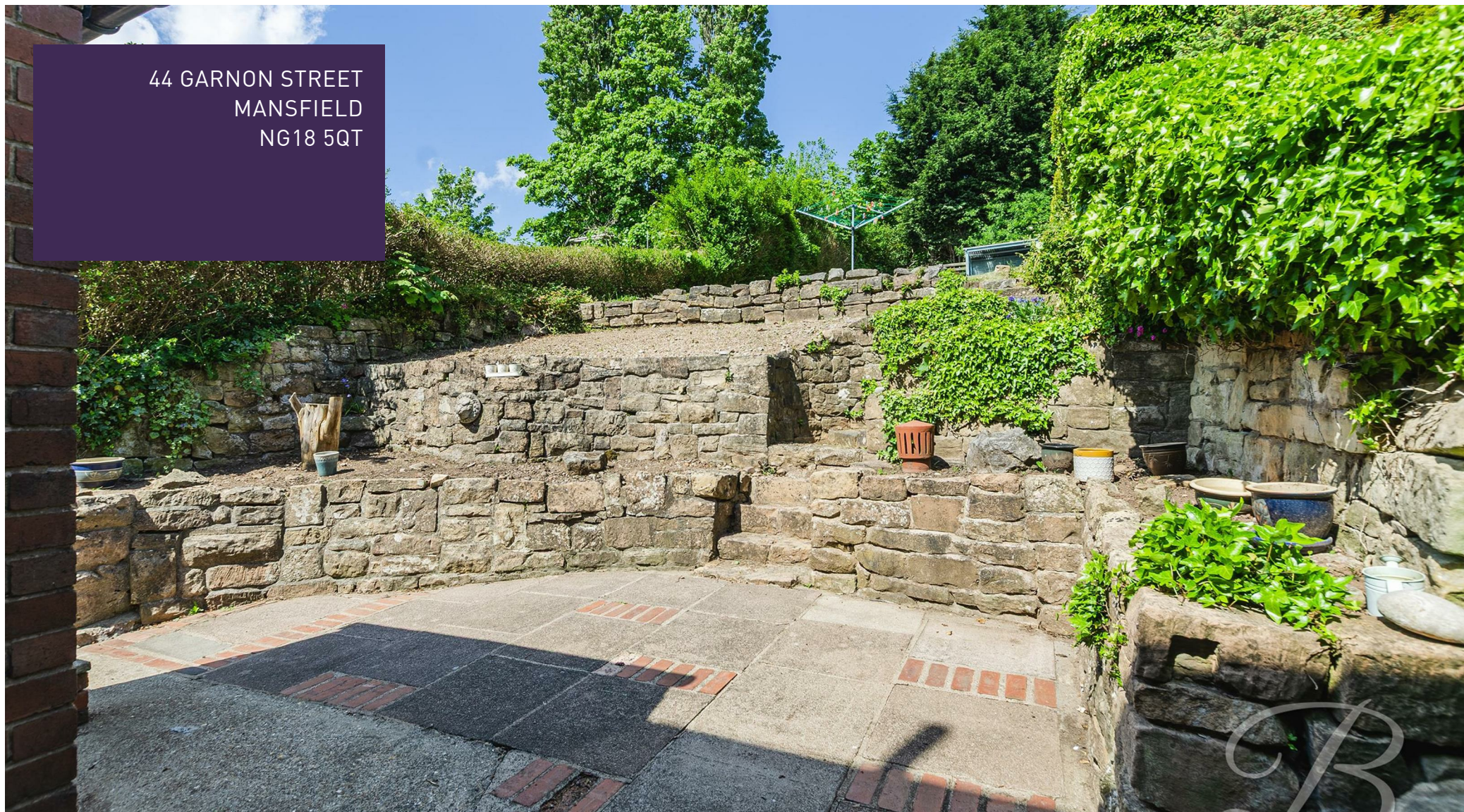


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. 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		81
(81-91) B		
(69-80) C		
(55-68) D	61	
(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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