



£180,000

16 SAVILLE STREET | BLIDWORTH | MANSFIELD | NG21 0RP

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ESTATE AGENTS



## ONE NOT TO MISS!...

Located in the popular village of Blidworth, this well-presented three-bedroom semi-detached home offers a fantastic opportunity for families or first-time buyers. With great access to local amenities, schools, and commuter routes, this property is ideally positioned for both convenience and comfort.

The ground floor features a spacious living room, complete with a charming feature fireplace that adds a cosy, welcoming touch. You will also find a kitchen and dining area with matching cabinets and ample worktop space, along with room for appliances. A separate utility area includes an inset sink and space for additional white goods, while a rear porch leads out to the garden. A handy downstairs WC completes the ground floor layout.

Upstairs, the property boasts three generously sized bedrooms, all offering flexible space for family life or working from home. The first floor is completed by a well-appointed three-piece bathroom suite, providing everything needed for modern family living.

Outside, the property doesn't disappoint. To the front, a large driveway provides off-road parking for multiple vehicles and leads to a spacious double garage. To the rear, a sizeable and private lawned garden offers plenty of space for outdoor entertaining, children's play, or quiet relaxation. Could this be the one for you? Book in a viewing today!!





#### Hallway

Carpeted flooring hallway leading into all ground floor rooms.

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

Laminate flooring kitchen matching cabinets and ample work top space, space for appliances and a dining table and chairs, an inset sink and a window to the front elevation.

#### Utility 5'5" x 7'10"

Handy utility area with space for appliances, an inset sink and windows to the rear elevation.

#### Porch

Entrance from the rear garden- perfect space for shoes and coats.

#### WC 2'10" x 5'5"

Low flush WC.

#### Living Room 10'11" x 16'2"

Carpeted living room with central heating radiator, a feature fireplace, and a window to the rear elevation.

#### Landing

Landing with access to all first floor rooms.

#### Bedroom One 11'2" x 11'10"

Master bedroom with carpeted flooring, central heating radiator and a window to the front elevation.

#### Bedroom Two 7'9" x 14'6"

Spacious bedroom with carpeted flooring, central heating radiator and window to the front elevation.

#### Bedroom Three 8'0" x 8'4"

Carpeted flooring, central heating radiator and window to the rear elevation.



#### Bathroom 3'8" x 8'0"

Three piece suite with low flush WC, hand wash basin and shower.

#### Garage

Large double garage with ample storage or vehicle space.

#### Outside

To the front elevation is a spacious driveway with room for multiple cars as well as a double garage. To the rear elevation is a spacious private well maintained garden.







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>80</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>60</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			<b>45</b>
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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MANSFIELD  
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BuckleyBrown Estate Agents  
55- 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND  
t: 01623 633633 | [mansfield@buckleybrown.co.uk](mailto:mansfield@buckleybrown.co.uk) | [www.buckleybrown.co.uk](http://www.buckleybrown.co.uk)

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