



Price Guide £250,000 Freehold

38 BLACK ROCK WAY | | MANSFIELD | NG18 4YE

BuckleyBrown
ESTATE AGENTS

****Guide Price £250,000-£260,000****

THE ONE FOR YOU!...

We are delighted to present this beautifully maintained and neutrally decorated three-bedroom semi-detached property, perfectly positioned in a popular and convenient area of Mansfield. Offering generous living space across two floors, this home is ideal for families, couples, or professionals looking for a move in ready property close to excellent local amenities, schools, and transport links. Lets take a look inside...

As you enter the property, you are welcomed by a bright and airy entrance hallway. Just off the hallway is a modern kitchen/dining room, designed with both style and functionality in mind. Featuring ample cupboard space, integrated appliances, and generous room for a dining table, it's a great space for everyday family meals or entertaining guests. Adjacent to the kitchen is the living room which has been tastefully decorated in neutral tones and benefits from double doors that lead directly out to the rear garden – flooding the space with natural light and creating a seamless connection between indoor and outdoor living. A downstairs WC adds additional practicality and convenience.

Upstairs, the property offers three well-proportioned bedrooms. The master bedroom is a real highlight, featuring stylish fitted wardrobes and a dedicated office or study space. The family bathroom is fitted with a modern three-piece suite comprising a bath with shower over, washbasin, and WC.

The exterior of the property certainly won't disappoint. To the front, you will find a driveway and garage, providing secure and convenient off-street parking. To the rear, you'll find a private garden, thoughtfully designed for low maintenance and maximum enjoyment. Predominantly laid to lawn and fully enclosed with fencing, this outdoor space is perfect for those outdoor activities.

Call today to arrange a viewing!!!





Entrance Hall

With tiled flooring, stairs rising to the first floor, built in storage cupboard and surrounding doors providing access into;

Kitchen/Dining Room 9'8" x 16'9"

Complete with a matching range of high gloss cabinetry and ample worktop surfaces. It features an inset sink and drainer, integrated eye level double oven and an electric hob with hood over. This room allows ample space for your dining furniture. With windows to the front and rear elevation and a door providing direct access onto the garden.

Living Room 10'1" x 16'9"

With carpeted flooring, window to the front elevation and double doors opening onto the garden.

WC 3'3" x 6'2"

With a low flush WC

Landing

With a built in storage cupboard and surrounding doors providing access into;

Bedroom One 9'7" x 11'2"

With carpeted flooring, central heating radiator and a window to the rear elevation. This room benefits from fitted wardrobes and an office space.

Bedroom Two 10'5" x 9'6"

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

Bedroom Three 10'5" x 7'3"

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



Bathroom 6'7" x 6'5"

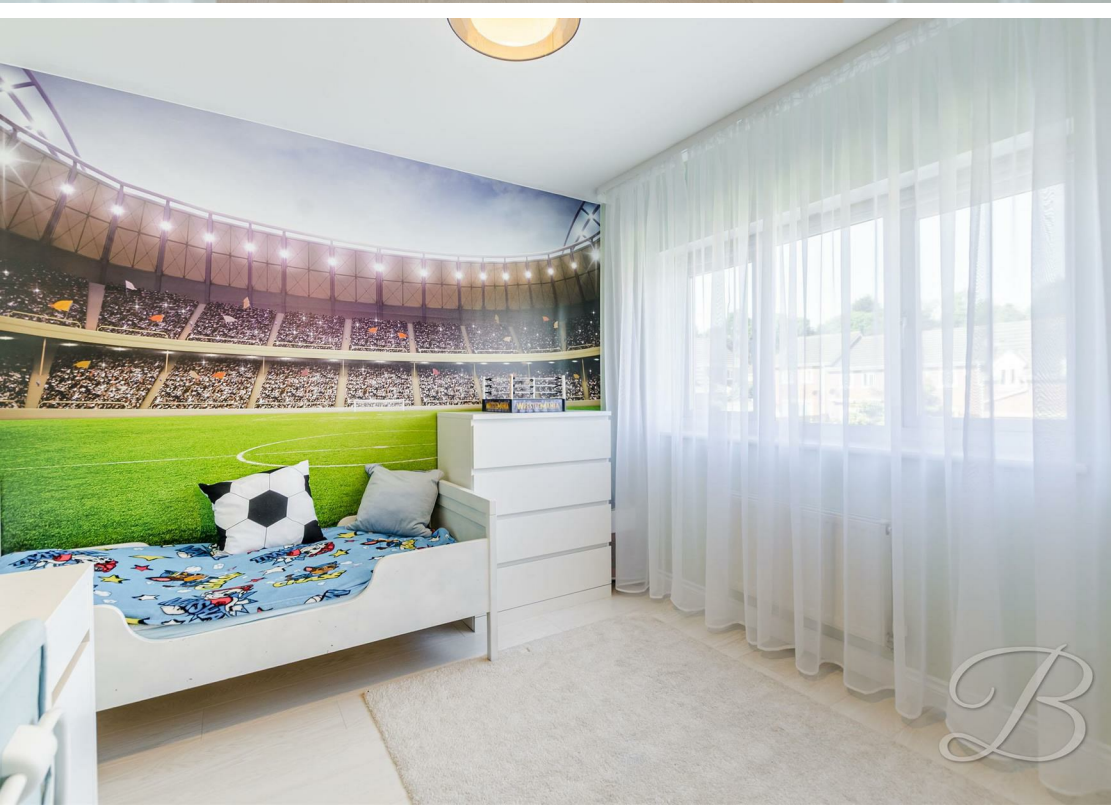
Complete with a three piece suite including a bath with an over head shower, low flush WC and hand wash basin. With a window to the front elevation.

Outside

The front of the property offers a driveway and garage, providing off-street parking. The rear garden is low maintenance being mostly laid lawn with surrounding fencing.

Garage 9'2" x 16'11"

Accessible from the front and side elevation, providing off-street parking and extra storage.





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.
CC Ltd ©2018

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		90
(81-91) B		
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

38 BLACK ROCK WAY
MANSFIELD
NG18 4YE



BuckleyBrown Estate Agents
55- 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND
t: 01623 633633 | mansfield@buckleybrown.co.uk | www.buckleybrown.co.uk

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.

BuckleyBrown
ESTATE AGENTS