



Offers In The Region Of £350,000 Freehold

38 OCEAN DRIVE | WARSOP | MANSFIELD | NG20 0FD

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ESTATE AGENTS



## PERFECT FAMILY HOME!...

Located in the popular area of Warsop, close to a range of local amenities, this well-presented five-bedroom detached property offers generous living space across three floors, making it ideal for growing families or those seeking flexible accommodation. The home is tastefully decorated throughout in neutral tones, offering a modern and move-in-ready feel.

Upon entering the property, you are welcomed into a practical and well-laid-out ground floor. The kitchen provides ample worktop and storage space, ideal for everyday cooking and entertaining. Adjacent to the kitchen is a dedicated dining room, perfect for family meals or formal gatherings. The spacious living room features a charming fireplace as a focal point and double doors that open into a bright and airy conservatory. The conservatory enjoys views over the rear garden and also benefits from direct access to the patio, creating a seamless indoor-outdoor living experience.

The first floor offers three well-proportioned bedrooms, including a generous master suite complete with fitted wardrobes and a private en-suite shower room. The remaining two bedrooms on this floor are served by a modern family bathroom with a classic three-piece suite.

The second floor provides two additional bedrooms, offering flexibility for use as guest rooms or even as a home office. One of these top-floor bedrooms also benefits from its own en-suite, providing added comfort and convenience.

Outside, the property enjoys a low-maintenance frontage, with a driveway and garage positioned to the side, providing ample off-road parking. The rear garden is designed for ease of upkeep, with a laid patio area ideal for outdoor dining, bordered by mature shrubbery and enclosed by fencing for privacy.

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 16'1" x 13'7"

Complete with a range of modern cabinetry and ample worktop surfaces. It features an inset sink and drainer, integrated oven, gas hob with hood over and space for appliances. With a window to the rear elevation.

#### Dining Room 12'0" x 8'8"

With tiled flooring and a window to the front elevation.

#### Living room 10'11" x 20'9"

With tiled flooring, window to front elevation, feature fireplace and double doors providing access into the conservatory.

#### Conservatory 10'11" x 7'4"

With windows and double doors to the rear elevation.

#### WC

With a low flush WC and hand wash basin.

#### Landing

Surrounding doors provide access into;

#### Bedroom One 11'2" x 12'10"

With carpeted flooring, central heating radiator and a window to the front elevation. This room benefits from fitted wardrobes and its own en-suite facility.

#### En-suite 6'7" x 7'10"

Complete with a three piece suite including, a walk in shower, low flush WC and hand wash basin. With a window to the rear elevation.



#### Bedroom Two 12'0" x 11'8"

With carpeted flooring, central heating radiator, fitted wardrobe and a window to the rear elevation.

#### Bedroom Three 8'5" x 9'2"

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

#### Bathroom 7'4" x 4'11"

Complete with a three piece suite including a bath, low flush WC and hand wash basin. With a window to the rear elevation.

#### Landing

Surrounding doors provide access into;

#### Bedroom Four 11'2" x 17'9"

With carpeted flooring, central heating radiator, window to front elevation and a

velux window. This room benefits from its own en-suite facility.

#### En-suite

Complete with a three piece suite including a shower, low flush WC and hand wash basin.

#### Bedroom Five 9'0" x 17'9"

With carpeted flooring, central heating radiator, window to front elevation and a velux window.

#### Outside

Low maintenance frontage and a garage and driveway to the side of the property. The rear garden is laid patio with surrounding shrubbery and fencing.

#### Garage 8'7" x 17'0"

Accessible from the front and side elevation.



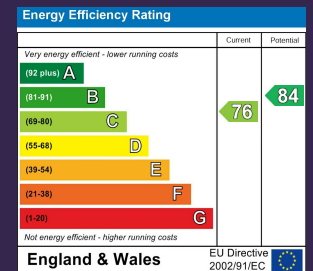




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. 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.





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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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