



£210,000 Freehold

9 AMETHYST GARDENS | | MANSFIELD | NG18 4XF

BuckleyBrown
ESTATE AGENTS

IDEAL FAMILY HOME...Located in a popular and well-established residential area of Mansfield, this beautifully presented three-bedroom semi-detached home offers convenient access to local schools, shops, and transport links, making it ideal for families, first-time buyers, or professionals. The property sits in a quiet street with a welcoming community feel, while still being just a short distance from the town centre and local amenities.

The ground floor comprises a modern and well-equipped kitchen featuring ample cupboard space and worktops, along with integrated appliances and room for additional white goods. The spacious living room is bright and airy, with double doors that open out onto the rear garden, creating a seamless indoor-outdoor flow perfect for entertaining or relaxing. Completing the ground floor is a convenient downstairs WC, ideal for guests and everyday family life.

Upstairs, the property offers three well-proportioned bedrooms, including a generously sized main bedroom with built-in cupboards offering plenty of storage. The family bathroom is fitted with a three-piece suite including a bath, providing a comfortable space for winding down at the end of the day. Each room is tastefully decorated, allowing the new owners to move straight in with minimal effort.

Externally, the home features steps leading up to the front entrance along with a private driveway providing off-street parking. To the rear, you'll find a well-maintained, landscaped garden with a small patio area — perfect for enjoying a morning coffee or summer BBQ. This outdoor space is ideal for children and families.





Hall

Access to the ground floor rooms.

Kitchen

The kitchen boasts matching cupboards, ample worktop space, integrated appliances including an oven and gas hob, space for additional appliances, an inset sink, stylish tiled flooring, and a window to the front elevation providing natural light

Living Room 7'0" x 9'10"

Laminate flooring with central heating radiator, patio doors and windows to the rear. Space for your desiring living/sitting furniture,

WC 2'11" x 5'6"

Low flush WC and hand wash basin.

Landing

Carpeted flooring leading into all first floor rooms.

Bedroom One 10'10" x 13'11"

Carpeted master bedroom with central heating radiator, built in wardrobe and cupboard and windows to the front elevation.

Bedroom Two 6'10" x 8'2"

Carpeted bedroom with central heating radiator and window to the rear.

Bedroom Three 6'10" x 9'8"

Carpeted bedroom with central heating radiator and window to the rear.

Bathroom 6'1" x 6'2"

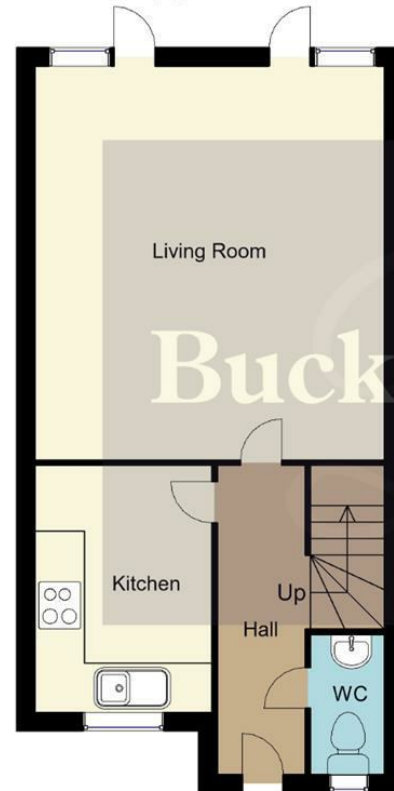
Three piece suite with bath, low flush WC and hand wash basin.

Outside

Designated driveway with steps up the front of the house. To the is a well maintained laid to lawn area with a small patio.



Ground Floor
41 Sq.m/ 437.05 Sq.ft
Approx



First Floor
39 Sq.m/ 417.11 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		
(81-91) B		
(69-80) C	77	82
(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

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BuckleyBrown Estate Agents

55 - 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND

23 High Street | Edwinstowe | Nottinghamshire | NG21 9QP

1 Market Place | Bolsover | Chesterfield | S44 6PN

www.buckleybrown.co.uk

t: 01623 633 633

t: 01623 633 633

t: 01246 605121

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