



Offers Over £220,000 Freehold

36 BUDDY AVENUE | | MANSFIELD | NG18 3JB

BuckleyBrown
ESTATE AGENTS

ONE NOT TO BE MISSED!...

We are pleased to present this well-maintained three-bedroom semi-detached property, ideally located in a popular area of Mansfield close to a range of excellent local amenities, schools, and transport links. Lets take a look inside...

The property offers spacious and versatile accommodation throughout. Upon entering through a practical porch, you are welcomed into a bright and inviting hallway with access to the rest of the home. The kitchen is well-appointed with a range of base and wall units, ample worktop space, and integrated appliances, offering both functionality and style. The dining room is located just off the kitchen, providing the perfect setting for family meals and entertaining guests. With ample space for a full-sized dining table and chairs, this room also benefits from views of the rear garden. The living room is generously proportioned and beautifully presented, featuring a large window to the front that floods the space with natural light. A striking feature fireplace acts as the centrepiece, creating a warm and cosy environment ideal for relaxing or entertaining.

To the first floor, there are three well-proportioned bedrooms, all benefiting from fitted wardrobes, and a family bathroom complete with a modern three-piece suite.

Externally, the property boasts a large front driveway providing ample off-road parking, with access to the side and rear. The front garden is enclosed by a brick wall with a laid lawn and mature shrubbery, adding to the kerb appeal. The rear garden is particularly spacious and well maintained, featuring a patio seating area, a further lawn, mature trees, surrounding fencing, and a useful garden shed.

Call today to arrange a viewing!!!





Hall

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

Kitchen 8'5" x 12'4"

Complete with a range of matching cabinetry and ample worktop surfaces. It features an inset sink and drainer and space for appliances. With a window to the rear elevation and a door to the side elevation.

Dining Room 10'2" x 12'4"

With carpeted flooring and a window to the rear elevation.

Living Room 11'8" x 14'2"

With carpeted flooring, feature fireplace and a window to the front elevation.

Landing

With access into;

Bedroom One 10'4" x 10'7"

With carpeted flooring, fitted wardrobes and a window to the front elevation.

Bedroom Two 10'4" x 12'10"

With carpeted flooring, fitted wardrobes and a window to the rear elevation.

Bedroom Three 8'1" x 8'3"

With carpeted flooring, fitted wardrobes and a window to the front elevation.

Bathroom 5'5" x 8'4"

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

Outside

The property boasts a large front driveway with access to the side and rear garden, enclosed by a brick wall and bordered with lawn and shrubbery. The spacious rear garden features a patio seating area, lawn, fencing, mature trees, and a shed.



Ground Floor
52 Sq.m/ 554.41 Sq.ft
Approx



First Floor
45 Sq.m/ 485.73 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.
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		
(81-91) B		
(69-80) C		
(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		

36 BUDDY AVENUE
MANSFIELD
NG18 3JB



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

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