



Price Guide £300,000 Freehold

8 DALE ROAD | WARSOP | MANSFIELD | NG20 0QY

**BuckleyBrown**  
ESTATE AGENTS

**\*\*GUIDE PRICE £300,000- £315,000\*\***

## WELCOME HOME!...

Situated in the heart of the popular village of Warsop, this beautifully presented four-bedroom detached home offers a fantastic blend of space, style, and practicality. Perfect for families or those looking to upsize, the property benefits from easy access to local shops, schools, countryside walks, and transport links, all while enjoying the peaceful charm of village life.

Step inside and you're welcomed into a spacious and inviting interior. The lounge is a standout feature, with its generous layout and a stunning log burner fireplace that adds warmth and character. Open-plan to the dining room, this space is perfect for entertaining or relaxing with family, with ample room for a full-size dining table and direct access to the rear garden.

The kitchen is well-equipped with a range of wooden cabinetry, integrated appliances, and ample worktop space, making it ideal for everyday cooking and family meals. Just off the kitchen, a separate utility room offers excellent storage and laundry space, helping to keep the home organised and clutter-free. A convenient downstairs WC completes the ground floor.

Upstairs, there are four well-proportioned bedrooms, three of which include built-in wardrobes. Each room has been lovingly maintained and is ready to move into. The family bathroom is a generous size and features a modern four-piece suite including a separate shower and bath – perfect for busy mornings or relaxing evenings.

Outside, the rear garden has been thoughtfully landscaped to include a lush lawn and a patio seating area – ideal for outdoor dining or entertaining guests. To the front, a private driveway offers parking for three vehicles, along with an attached garage for additional storage.

A wonderful opportunity in a sought-after location – early viewing is highly recommended.





## Hall

With access to;

## Living Room 11'7" x 13'5"

Complete with laminate flooring, a log burner fireplace, central heating radiator and window to front elevation.

## Dining Room 10'5" x 15'10"

Open plan to the lounge, this room is complete with laminate flooring, central heating radiator and window to rear elevation.

## Kitchen 9'2" x 15'10"

Complete with a range of wooden cabinetry and units with work surfaces above. ncluding integrated appliances, an inset sink and drainer and tiled flooring. With window to rear elevation.

## Utility 7'8" x 14'9"

Complete with tiled flooring, central heating radiator, additional storage cupboards and window to rear elevation.

## WC

With low flush WC and inset sink.

## Landing

With access to;

## Bedroom One 10'11" x 9'10"

Including carpeted flooring, central heating radiator, built in wardrobes and window to front elevation.

## Bedroom Two 11'6" x 10'5"

Including carpeted flooring, central heating radiator, built in wardrobes and window to rear elevation.

## Bedroom Three 8'11" x 6'11"

Including carpeted flooring, central heating radiator and window to front elevation.

## Bedroom Four 9'10" x 12'5"

Including carpeted flooring, central heating radiator, built in wardrobes and window to front elevation.

## Bathroom 16'5" x 5'8"

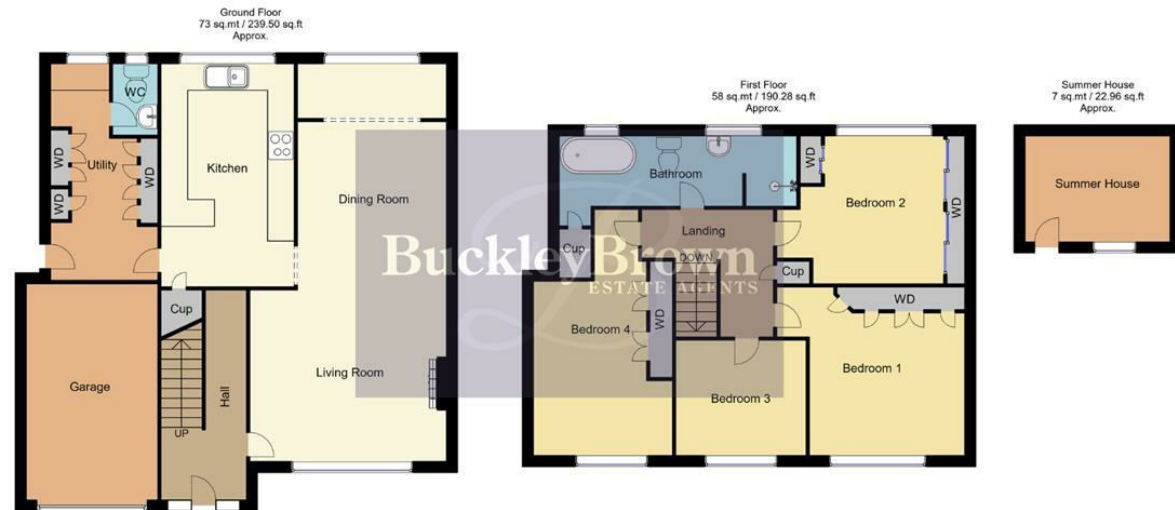
Complete with a four piece suite which comprises a bathtub, shower cubicle, hand wash basin and low flush WC. With windows to rear elevation.

## Outside

To the rear hosts a well maintained lawn and patio seating area with fence surrounding. To the front offers a garage

for ample storage and a driveway for multiple cars.





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

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