



Offers Over £185,000 Freehold

24 GREENSHANK ROAD | WARSOP VALE | MANSFIELD | NG20 8YH

BuckleyBrown
ESTATE AGENTS

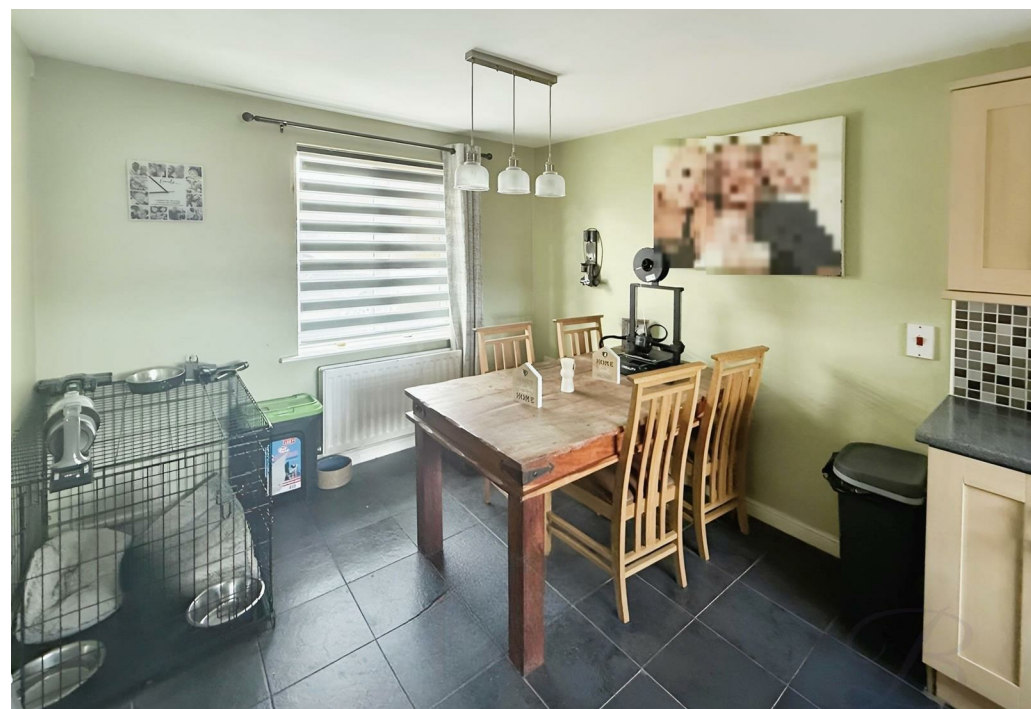
We are proud to present this wonderful family home to the market, offering four bedrooms, and a spacious, inviting atmosphere throughout. Tucked away in a peaceful corner of Warsop Vale, it boasts picturesque countryside walks right on the doorstep. For commuters, Shirebrook train station is just a scenic 15-minute walk or a quick 3-minute drive, providing direct connections to Mansfield, Nottingham, and Worksop. With its blend of comfort, convenience, and flexibility, this semi-detached home is an exceptional buying opportunity. Let's take a closer look at what's on offer...

The ground floor provides an abundance of living space, perfect for modern family life. The well-maintained kitchen, complete with a dedicated dining area, offers a great space for entertaining. The generously sized living room provides seamless access to the rear garden, while a convenient downstairs WC and a versatile ground-floor bedroom with a private ensuite add to the home's practicality and appeal.

Upstairs, you will be further impressed by three well-proportioned bedrooms. With one bedroom benefiting from its own ensuite, while the remaining two share a well-appointed bathroom room, ensuring comfort for all residents.

Step outside to discover the low-maintenance rear garden, an ideal spot for summer barbecues, outdoor dining, or simply unwinding in the sunshine. To top it off, the private driveway offers secure off-street parking, adding to the home's practicality.

Don't miss out on this fantastic opportunity—call our team today to arrange a viewing and make this your forever home!





Entrance Hall

Allowing access to:

Kitchen/Dining Room

The kitchen comprises of mixture of wall and base units with work surface over and tiled splashbacks to the surround, an inset stainless steel sink and drainer with mixer tap over, and an integrated oven with gas hob and built-in extractor hood finishing the kitchen. There is space and plumbing for a washing machine and space for an undercounter fridge. The room is finished with tiled flooring, a window to the front elevation and space for a dining table.

Cloakroom

The downstairs cloakroom comprises of a low level w.c. a pedestal wash hand basin, laminate flooring, a radiator and a window to the rear elevation.

Living Room

Spacious in size the living room offers an

abundance of natural light flowing through the patio doors, also convenience allowing easy access to the rear garden. The room has carpeted flooring and a central heating radiator to finish.

Bedroom One

Located on the ground floor of the property, bedroom one is spacious in size, having carpeted flooring, a central heating radiator, a window to the front elevation and access to a private ensuite.

EnSuite to Bedroom One

Modern in style, the ensuite wet room to bedroom one comprises of a low level wc, vanity wash hand basin and a walk in shower which is fully tiled, the walls to the rest of the room are partial tiled for easy maintenance. The room is complete with laminate flooring, a radiator and window to the rear elevation.

Landing

Allowing access to;



Bedroom Two

A great sized bedroom finished with carpeted flooring, a radiator and a window to the front elevation. Not forgetting the access to a private ensuite.

EnSuite to Bedroom Two

Accessed from bedroom two the ensuite comprises of low level wc, pedestal wash hand basin and a shower cubicle. There is also a radiator and a window to the rear elevation.

Bedroom Three

Bedroom three has carpeted flooring, a central heating radiator and a window to the rear elevation.

Bedroom Four

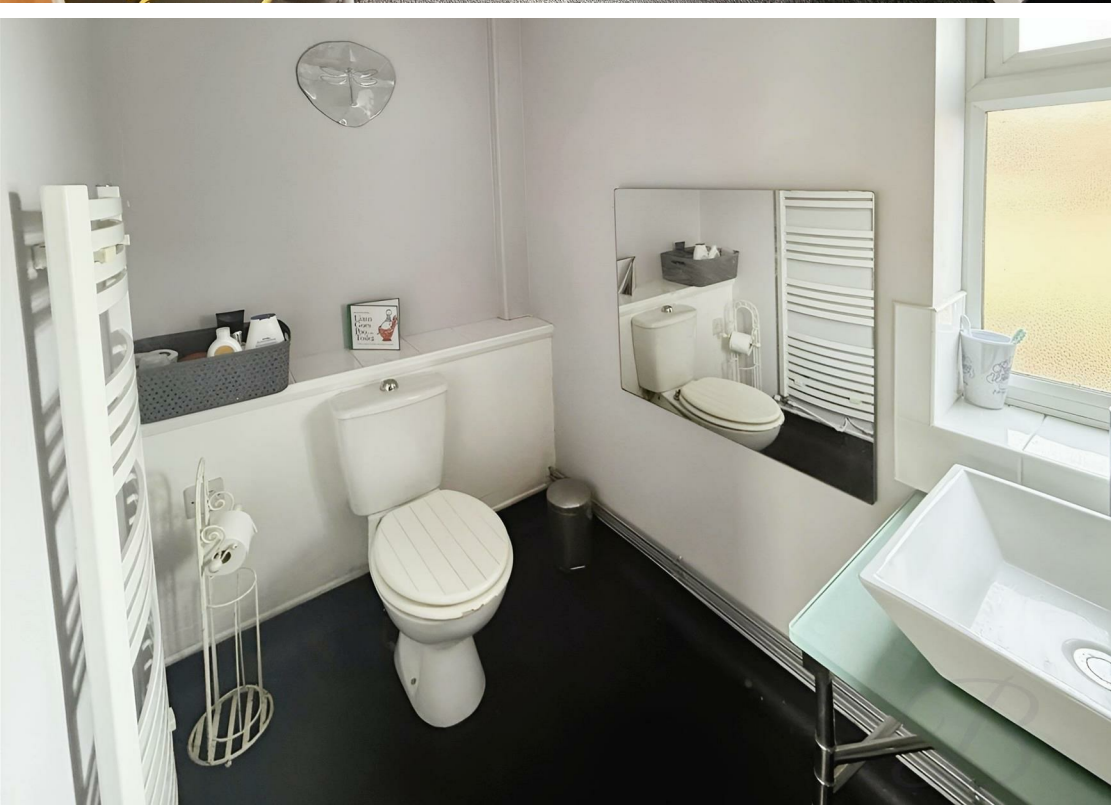
The fourth bedroom comprises of carpeted flooring, central heating radiator and a window to the front elevation.

Shower Room

The shower room is well-appointed to the first floor, the room comprises of floating vanity unit with contemporary wash hand basin over, a low level wc and a shower area. The room is complete with partially tiled walls, a window to the rear elevation and a white heated towel rail.

Outside

To the rear of the property you will find a garden area that is low maintenance comprising of block paved ramp and a patio seating area having fencing to the surround the garden is secure and private to enjoy the summers sun. To the front of the property you will find convenient off street parking with a private driveway.





Total area: approx. 115.0 sq. metres (1237.5 sq. feet)

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		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	76	
England & Wales		EU Directive 2002/91/EC 

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