



£245,000 Freehold

12 REEF CLOSE | WARSOP | MANSFIELD | NG20 0FL

**BuckleyBrown**  
ESTATE AGENTS



**\*NO UPWARD CHAIN\***

**MODERN FAMILY HOME...** Located in the peaceful village of Warsop, this beautifully maintained four-bedroom detached home offers the perfect balance of tranquillity and convenience. Tucked away in a quiet cul-de-sac serving just three homes, the property enjoys a serene outlook over mature trees with the soothing sounds of the River Meden nearby.

While offering a peaceful setting, the home is also ideally situated close to local amenities, including shops, well-regarded schools, and transport links. It is also just a short drive to neighbouring towns and villages, making commuting and day-to-day life incredibly convenient.

Lovingly maintained by the first and current homeowners, this modern family property is move-in ready and offers generous living space throughout.

The home features a spacious living room, an open-plan kitchen diner with French doors leading to the landscaped rear garden, a practical utility room, and a convenient downstairs W.C. Upstairs, there are four well-proportioned bedrooms, including a master with ensuite, as well as a modern family bathroom.

Externally, the property offers great kerb appeal, parking for three vehicles, an attached single garage, and a beautifully landscaped rear garden designed for both relaxation and entertaining.

This is a fantastic opportunity to secure a stylish, well-loved home in a sought-after village location. Early viewing is highly recommended.





#### Entrance Hallway

A warm and welcoming entrance hallway providing access to the main living spaces.

#### Living Room 16'4" x 11'6"

Spacious yet cosy, this inviting living room features plush carpeted flooring, a useful under-stairs storage cupboard, a central heating radiator, and a large window to the front elevation that fills the room with natural light.

#### Kitchen/Diner kitchen 9'8" x 8'9" - dining area 8'0" x 8'9"

Thoughtfully designed, the modern kitchen boasts a range of contemporary wall and base units with complementary work surfaces, an inset sink and drainer, and a suite of integrated appliances including an oven, gas four-ring hob, extractor hood, dishwasher, and fridge/freezer.

The kitchen seamlessly opens into a dedicated dining area positioned in front of French doors, offering an abundance of natural light and lovely views of the rear garden — perfect for both everyday dining and entertaining.

Laminate wood-effect flooring runs throughout, creating a stylish, cohesive look, complemented by an additional window overlooking the garden.

#### Utility Area

Accessed from the kitchen, the practical utility area

continues the modern theme with matching units and work surfaces, an integrated washing machine, and rear door access to the garden. The flowing laminate wood-effect flooring ties the space beautifully to the kitchen.

#### W.C.

Off the utility room, you will find a spacious, modern downstairs W.C. featuring a low-level W.C., pedestal wash hand basin, and half-tiled walls for a sleek, low-maintenance finish. The room is completed with tile-effect flooring.

#### Landing

Allowing access to all four bedrooms and the family bathroom.

#### Bedroom One 14'6" x 9'10"

A generously sized master bedroom offering built-in wardrobes, cosy carpeted flooring, a central heating radiator, and a large window to the front elevation bringing in plenty of natural light. The master also benefits from a private ensuite.

#### EnSuite

The modern ensuite comprises a fully tiled, double walk-in shower, pedestal wash hand basin, and low-level W.C., finished with complimentary tile-effect flooring and a central heating radiator.



#### Bedroom Two 12'10" x 8'9"

A spacious double bedroom featuring built-in wardrobes, cosy carpeted flooring, a central heating radiator, and a large window to the front elevation that brightens the room.

#### Bedroom Three 10'11" x 8'1"

Another well-sized double bedroom, complete with carpeted flooring, central heating radiator, and a rear-facing window offering pleasant garden views.

#### Bedroom Four 9'1" x 8'7"

Currently used as a study/reading room, this versatile space comfortably serves as a fourth double bedroom if required. It features carpeted flooring, a central heating radiator, and a window overlooking the rear garden.

#### Bathroom

Conveniently located to serve all bedrooms, the modern family bathroom includes a fitted bath with shower over and glass screen, pedestal wash hand basin, and low-level W.C. Finished with tile-effect flooring, the room benefits from a rear-facing window providing both natural light and ventilation.

#### Outside

Tucked away in a quiet setting with access for just three neighbouring homes, this property offers excellent privacy

and a peaceful outlook over mature trees, accompanied by the gentle sounds of the River Meden.

To the front, the home boasts attractive kerb appeal, a small garden area, ample off-road parking for three vehicles, and access to an attached single garage.

The rear garden is beautifully landscaped, featuring a spacious patio for outdoor dining, a raised lawn area, offering well-designed zones perfect for relaxation and family enjoyment. The garden is fully enclosed for privacy, with gated side access leading to the front of the property.





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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