



£180,000 Freehold

48 HAMMERWATER DRIVE | WARSOP | MANSFIELD | NG20 0DL

**BuckleyBrown**  
ESTATE AGENTS



HOME COMFORTS!...This traditional three-bedroom semi-detached family home is practically perfect. Featuring excellent natural lighting throughout, a neutral décor, and quality modern fixtures and fittings, the property offers a bright and welcoming feel that is sure to appeal to a wide range of tenants. Upon arrival, you are greeted by a driveway providing convenient off-street parking and a well-presented frontage.

On entrance you are provided with a welcoming hallway and a staircase rising to the first-floor accommodation. From the hallway, you enter the spacious lounge, which offers a comfortable and versatile living space. This leads through to the dining room, which in turn provides access to the kitchen and a spacious conservatory, creating an ideal layout for family living and entertaining. The ground floor further benefits from a convenient downstairs WC and a useful storage cupboard.

The first floor accommodates a well-sized landing which leads nicely into three well-proportioned bedrooms, all presented in a neutral style and offering comfortable living space. Completing this level is a neatly appointed family bathroom, fitted with a modern white suite.

Externally, the property enjoys a well-proportioned rear garden, providing an ideal space for relaxing, outdoor activities, or entertaining during the warmer months.

Call up today to secure your booking | 01623 633633





#### Entrance Hall

Surrounding doors provide access into;

#### Kitchen

Complete with a matching range of wall and base units with ample worktop space. It features an inset sink and drainer, laminate flooring, space for appliances, window to rear elevation and a door providing access into the dining room.

#### Dining Room

With laminate flooring, feature fireplace and double doors opening into the conservatory.

#### Conservatory

With surrounding windows and double doors, providing direct access onto the garden.

#### Living Room

Complete with a carpeted flooring, feature fireplace and a bay window to the front elevation.

#### WC

Complete with a low flush WC

#### Landing

Surrounding doors provide access into;

#### Bedroom One

With carpeted flooring, central heating radiator and a window to the rear elevation. This room benefits from built in wardrobes.

#### Bedroom Two

With carpeted flooring, central heating radiator and a bay window to the front elevation. This room benefits from built in wardrobes.



#### Bedroom Three

With carpeted flooring, central heating radiator and a window to the front elevation.

#### Shower room

Complete with a three piece suite including a shower, low flush WC and hand wash basin. With a window to the rear elevation.

#### Outside

The front of the property offers a driveway, providing ample off-street parking. The rear garden is low maintenance being mostly laid to lawn, with a patio seating area.

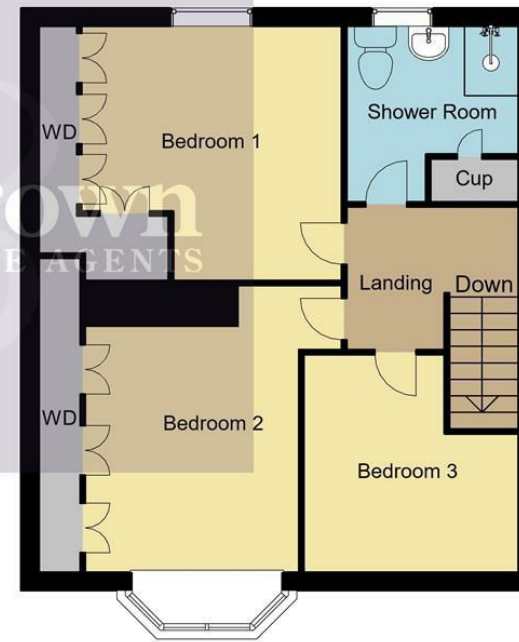




Ground Floor  
70 sq.m / 753.48 sq.ft  
Approx.



First Floor  
44 sq.m / 474.96 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) <b>A</b>		<b>87</b>	
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>	<b>61</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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MANSFIELD  
NG20 0DL



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