



CHURCH SIDE COTTAGE CHURCH ROAD | CHURCH WARSOP | MANSFIELD | NG20 0SF

**BuckleyBrown**  
ESTATE AGENTS



**\*\*PRICE GUIDE - £350,000 TO £370,000\*\*** A REAL CHARM!... Standing proud in the sought after village of Church Warsop is this wonderful four bedroom detached home, which oozes charm and character and must be seen to be fully appreciated! Occupying an incredible plot with landscaped gardens that are ready to be enjoyed by a new family, this home also boasts a spacious driveway allowing for ample off-street parking, as well as a detached garage for added convenience.

As you step inside you will instantly be impressed with the versatile space on offer and you'll be pleased to find a useful utility room to the front, ensuring swift entrance for muddy boots and paws! Moving on further you will find a fantastic breakfast kitchen, complete with a range of matching units and cabinets, together with a Belfast sink and plenty of space for a double oven. As you walk further you will find a spacious living room which features exposed ceiling beams, which make a lovely focal point and complement the room beautifully. This room is of a brilliant size for all of the family to appreciate and also benefits from windows to the side, allowing for ample natural light to flood through. As you walk further you will find a second reception room which currently lends itself very well as a dining room, but could very easily become a home office, or perhaps a games room? The choice is entirely yours! To the side is a second living/snug area with useful cupboard and direct access to the WC.

On the first floor you will find a light and airy landing which provides access to the remaining upstairs accommodation. There are four bedrooms which are all of a brilliant size and the master bedroom benefits from dual aspect windows, filling the room with natural light. There is also a family bathroom fitted with a three-piece suite in white. This home is too good to miss, so call now to arrange a viewing!







#### Kitchen 13'5" x 14'1"

Complete with a range of matching units and cabinets with work surface over and inset sink and drainer. With space and plumbing for a range of appliances, windows to the side elevation, there is a separate door leading into the pantry (1.37 x 1.72) and a door leading nicely into;

#### Utility 5'7" x 8'11"

With inset sink, a window to the front and a door leading nicely outside.

#### Living Room One 14'1" x 14'6"

With exposed ceiling beams, windows to the side elevation, a feature fireplace and a door leading into;

#### Dining Room 10'9" x 14'1"

With exposed ceiling beams, cupboard for additional storage and dual aspect windows to the side and rear elevation

#### Living Room Two 8'7" x 9'4"

With cupboard for additional storage, dual aspect windows to the front and side elevation. With a separate door leading into the WC and a door leading outside for added convenience

#### WC

Complete with low flush WC, wash hand basin and window to the side elevation

#### Landing

With cupboard for additional storage and access to;

#### Bedroom One 11'1" x 13'8"

With built-in wardrobe and dual aspect windows to the side and rear elevation

#### Bedroom Two 8'1" x 10'6"

With window to the side elevation



#### Bedroom Three 7'4" x 10'6"

With window to the side elevation

#### Bedroom Four 7'6" x 10'6"

With window to the side elevation

#### Bathroom 5'1" x 9'1"

Complete with panelled bath, low flush WC, wash hand basin and window to the front elevation

#### Outside

To the front you will find a spacious driveway allowing for ample off-street parking. With a beautifully landscaped garden to the rear with mature planted borders, lawn and patio seating area. There is also a detached garden with electrics and lighting







Ground Floor  
79Sq.m / 853.88Sq.ft  
approx.

First Floor  
62Sq.m / 669.44Sq.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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>81</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>47</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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