



£180,000 Freehold

15 WHITFIELD GARDENS | | WOODSETTS | S81 8SS

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A GREAT OPPORTUNITY!...

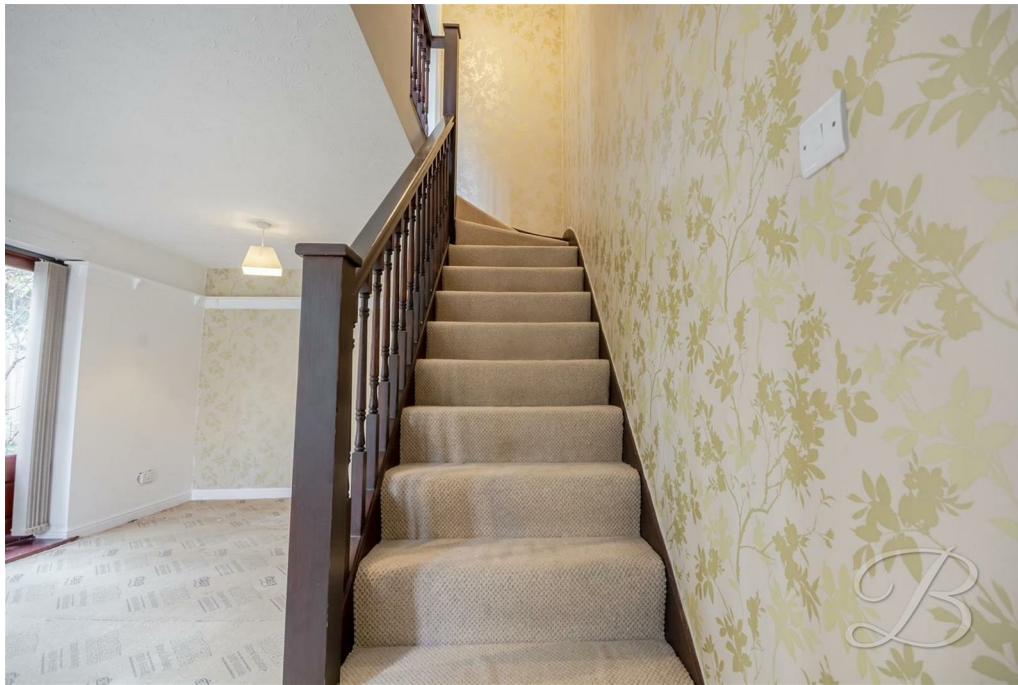
Located in the sought-after village of Woodsetts, with excellent local amenities, schools, and transport links close by, this two-bedroom semi-detached home offers a wonderful opportunity to make it your own. Combining practical living spaces with plenty of potential, this property is ideal for first-time buyers, downsizers, or those looking to add their own personal touch.

Upon entry, you are welcomed into a cosy living room, featuring a charming fireplace that provides a lovely focal point and the perfect setting for relaxing or entertaining with family and friends. The heart of the home lies in the open-plan kitchen and conservatory. The kitchen is fitted with matching cabinetry and ample worktop space, making it well-suited for everyday cooking and meal preparation. Flowing seamlessly into the conservatory, this light-filled space is surrounded by windows and features direct access to the garden, making it ideal as a dining area or an additional sitting room where you can enjoy views of the outdoors all year round.

Upstairs, the property offers two well-proportioned bedrooms, each providing flexibility for use as comfortable sleeping accommodation, a guest room, or even a home office if required. Completing the first floor is a family bathroom, serving the bedrooms with ease.

Externally, the property continues to impress. To the front, there is a driveway and garage, providing convenient off-street parking and useful storage space. A pathway leads to the front door, with a neatly maintained lawn and surrounding greenery enhancing the home's kerb appeal. To the rear, you'll find a private and enclosed garden, featuring a laid lawn, patio seating area, and surrounding fencing – perfect for outdoor dining, entertaining, or simply relaxing in the sunshine.





Porch

With access into;

Living Room 12'0" x 17'4"

With a feature fireplace, stairs rising to the first floor, a built in storage cupboard, a window to the front elevation and double doors opening to the side elevation. With a door providing access into the kitchen.

Kitchen/ Conservatory 12'0" x 14'11"

The kitchen is complete with a range of matching cabinetry and worktop surfaces. It features an inset sink and drainer, integrated oven, gas hob with hood over and space for appliances. This room offers an open plan through to the conservatory which is complete with surrounding windows and double doors opening onto the garden.

Bedroom One 12'0" x 8'3"

With ample space for furnishings and a window to the rear elevation.

Bedroom Two 8'5" x 8'11"

With ample space for furnishings, fitted wardrobe and a window to the front elevation.

Shower Room 6'2" x 6'8"

Complete with a three piece suite including a shower, low flush WC and a hand wash basin.

Outside

The front of the property benefits from a garage and driveway, providing off-street parking. With a pathway to the front door and surrounding laid lawn. The rear garden offers a laid lawn, patio seating area and surrounding fences.







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) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	57	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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