



Church Close  
Church Warsop MANSFIELD



# Church Close Church Warsop MANSFIELD NG20 0SA

for sale offers over  
**£280,000**



## Property Description

Burchell Edwards are excited to introduce to the market this stunning three-bedroom property situated in the village of Church Warsop and within the Warsop Parish. Church Warsop offers local connections to schools, shops, and amenities, within a short drive of Mansfield town and Warsop this is an excellent family home.

On arrival to the property, you are greeted by a good-sized brick paved driveway leading to the garage and front door with side access to the rear garden. The front of the property is well presented and low maintenance offering excellent curb appeal.

Upon entering the property, you immediately enter the lounge with entrance space from the front door and stairs to the first floor. From the reception room you continue into the lovely kitchen/diner offering integral appliances, spotlights, and access via patio doors onto the rear garden. To the side of the property and accessed from the kitchen is the outhouse with WC and utility space along with internal access to the garage.

The first floor offers loft access from the landing, three bedrooms of which bedrooms one and two include built in storage space and finally a modern and well-presented family bathroom with vanity and fully height tiling throughout.

To complete this excellent property, the rear elevation is low maintenance and an excellent size with enclosed fenced surround, slabbed patio area, all laid to lawn with shed and locked gated access.

Viewings highly recommended!

## Lounge

15' 7" x 19' 11" ( 4.75m x 6.07m )

The lounge with entry from the front door, comprises of double-glazed window to front, wall mounted radiator, electric fire with surround, and carpeted flooring to finish.

## Kitchen

19' 10" x 10' 5" ( 6.05m x 3.17m )

The kitchen includes matching wall and base mounted units, double-glazed window to rear, UPVC door to outbuilding and double door to rear garden, wall mounted radiator, 5 ring gas hob, cooker hood with integrated electric oven, tiled splashback, spotlights and tiled splashback and floor to finish.

## Landing

First floor landing with double-glazed window to side, access to loft and carpet flooring to finish.

## Bedroom One

11' 8" into recess x 13' 4" ( 3.56m into recess x 4.06m )

The master bedroom comprising of double-glazed windows to front, wall mounted radiator, fitted wardrobes, spotlights and carpeted floor to finish.

## Bedroom Two

13' 7" into recess x 8' 9" ( 4.14m into recess x 2.67m )

Bedroom two includes double-glazed window to rear, wall mounted radiator, two fitted wardrobes, and carpeted floor to finish.

## Bedroom Three

.8' 1" x 8' 11" into recess ( 2.46m x 2.72m into recess )

Bedroom three comprises of double-glazed window to side, wall mounted radiator, spotlights, storage space over stairs and carpeted floor to finish.

## Bathroom

The bathroom is finished with a ceramic toilet/sink, bath with waterfall shower over bath, double glazed window to rear, wall mounted radiator, tiled walls and floor to finish.

## Outhouse

The outhouse includes WC and utility with

doors to both the garage and rear garden. The WC consists of toilet, spotlights, double glazed window to side with half height tiling to walls and tiled floor to finish. The utility area includes plumbing and electrics for washer/dryer

### Garage

17' x 8' 4" ( 5.18m x 2.54m )

Integral garage with up and over door, electrics, boiler and UPVC door to outhouse.

### Front Elevation

Open frontage with block paved drive suitable for up to four cars. and gated side access,

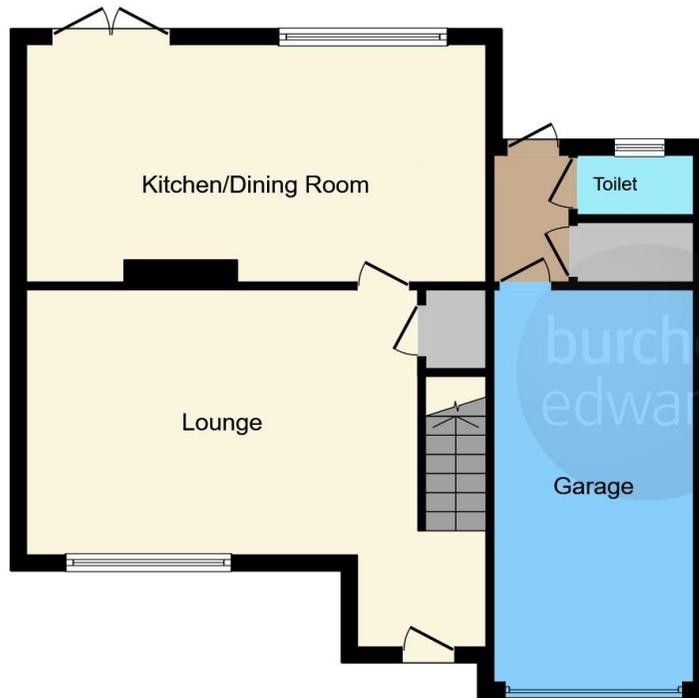
### Rear Elevation

The rear garden is fully laid to lawn with slabbed patio, fence surround, shed, and locked gated and side path access to front,

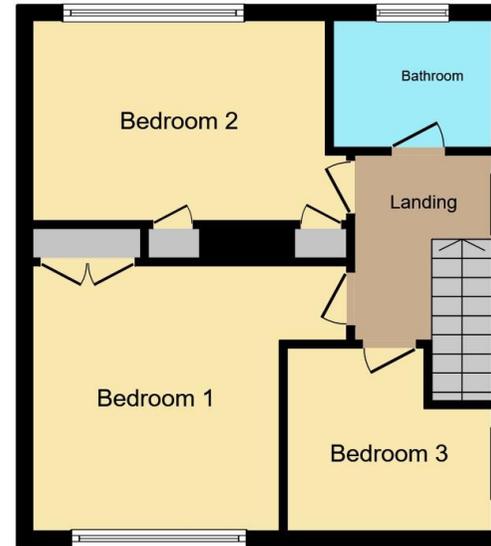








**Ground Floor**



**First Floor**

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To view this property please contact Burchell Edwards on

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EPC Rating: D

Tenure: Freehold

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