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**3 REEF CLOSE**

**WARSOP**

**NOTTINGHAMSHIRE**

**NG20 0FL**



**£220,000**

**VIEWING**

By appointment through the selling agent on (0115) 9680809  
7 High Street, Hucknall, Nottingham, NG15 7HJ.

**TENURE**

Freehold

- Semi Detached Property
- Spacious Three Storey
- Four Bedrooms
- Modern Breakfast Kitchen
- Ground Floor W.C.
- Master Bedroom with Ensuite and Dressing Room
- Driveway and Allocated Parking
- Good-Sized Garden with Decking

### 3 REEF CLOSE, WARSOP, NOTTINGHAMSHIRE

Need2View are delighted to bring to market this **SPACIOUS**, three storey, four bedroomed, semi-detached property, located in a quiet residential neighbourhood in Warsop, Nottinghamshire. The ground floor offers a modern breakfast kitchen, spacious living room, and W.C. On the first floor you'll find three good-sized bedrooms as well as the family bathroom. The master occupies the second floor, creating a private retreat, complete with an ensuite and separate dressing room! Externally the property benefits from a fully enclosed, low-maintenance garden with a decked area, as well as a driveway and two allocated parking spaces.

**Built in 2016, this BEAUTIFULLY PRESENTED property is ready to move into and would make the perfect family home...so book you viewing today!**

#### HALLWAY

This inviting space features stylish half-wall panelling and provides access to all ground floor rooms, with stairs leading to the first-floor landing; having radiator, ceiling light point and power points.



#### LOUNGE/DINER

**16'2" x 11'1"** This spacious family room provides ample space for both dining and relaxing; featuring a panelled wall, UPVC double-glazed window to the rear, UPVC double-glazed French doors opening onto the garden, under stairs storage cupboard, radiator, ceiling light point and power points.



## 3 REEF CLOSE, WARSOP, NOTTINGHAMSHIRE

### BREAKFAST KITCHEN

**13'6" x 9'2"** This spacious kitchen features a practical breakfast bar area and is fitted with a range of wall and base units in a white gloss finish, with coordinating work surfaces, white tiled splashbacks, integrated oven, four ring gas hob with extractor hood over, double drainer sink with mixer tap, integrated fridge-freezer, dishwasher and washing machine, breakfast bar area UPVC double glazed window to the front, thermostatically controlled radiator, two ceiling light points and power points.



### GROUND FLOOR W.C.

With close-coupled W.C. with eco-flush, wash hand basin set into vanity unit, UPVC double glazed opaque window to the front, thermostatically controlled radiator and ceiling light point.



## 3 REEF CLOSE, WARSOP, NOTTINGHAMSHIRE

### FIRST FLOOR LANDING

Provides access to three of the bedrooms and the family bathroom, with stairs to the second floor and ceiling light point.

### BEDROOM TWO

**12'3" x 9'3"** Double bedroom with UPVC double glazed window to the rear, thermostatically controlled radiator, ceiling light point and power points.



### BEDROOM THREE

**11'7" x 9'3"** Double room with UPVC double glazed window to the front, thermostatically controlled radiator, ceiling light point and power points.



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### BEDROOM FOUR

9'2" x 6'6" With UPVC double glazed window to the rear, thermostatically controlled radiator, ceiling light point and power points.



### FAMILY BATHROOM

Three-piece white suite comprising close coupled W.C. with eco-flush, pedestal wash hand basin with mixer tap and tiled splashback, panelled bath with mixer tap and shower over, part tiled walls, UPVC double glazed opaque window to the front, radiator, extractor fan and ceiling light point.



## 3 REEF CLOSE, WARSOP, NOTTINGHAMSHIRE

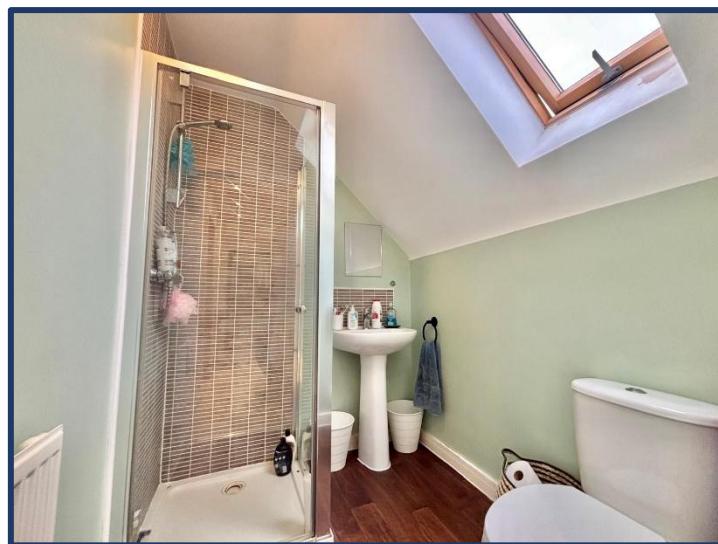
### MASTER BEDROOM

**13'3" x 12'5"** This spacious room benefits from an ensuite and private dressing room, which provides ample storage space, featuring a half-panelled wall, UPVC double glazed window to the front, thermostatically controlled radiator, ceiling light points and multiple power points.



### EN SUITE

Three-piece white suite comprising close coupled .W.C with eco-flush, pedestal wash hand basin with tiled splashbacks, shower cubicle with tiled surround, Velux roof window, radiator and ceiling light point.



## **3 REEF CLOSE, WARSOP, NOTTINGHAMSHIRE**

### **OUTSIDE**

To the rear of the property there is a good-sized garden, featuring a wooden decking area, perfect for entertaining and relaxing during the summer months. The rest of the garden is laid to lawn and fully enclosed by fencing, with gates providing access to the front and rear. The property also has a driveway and two allocated parking spaces providing off-street parking.



**3 REEF CLOSE, WARSOP, NOTTINGHAMSHIRE**

**ADDITIONAL INFORMATION**

**Local Council** – Mansfield District Council  
**Council Tax Band** – B

**Primary School** – Birklands Primary School  
**Secondary School** – Meden School

**Stamp Duty on Asking Price:** £2000 (Additional costs may apply if being purchased as a second property)

## **3 REEF CLOSE, WARSOP, NOTTINGHAMSHIRE**

### **AGENTS NOTES**

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property.

All measurements are approximate and quoted in imperial and are for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on.

The fixtures, fittings or appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

### **MORTGAGE ADVICE**

Arranging the right mortgage is just as important as selecting the right house. Need2View are happy to introduce clients to a completely and utterly independent mortgage advisor who can canvas the whole marketplace.

They can select the best and most appropriate mortgage tailored to suit each individual purchaser's needs and requirements and relative to their own unique personal circumstances. Such advice can be accessed free of charge\* and without any obligation. Your home is at risk if you do not keep up repayments on your mortgage or any other loans secured against it.

\* Initial consultation is on a no fee basis although a fee may be charged for mortgage arrangement.

### **THINKING OF SELLING**

It is important that a fair, accurate and representative market appraisal is given when thinking of selling and owners should obtain advice to take into account economic conditions, the size, standard, condition, location of a property, market conditions within the area and the likely demand for a particular type of property.

Need2View are happy to come and visit you at your convenience in or out of office hours, weekdays or weekends by appointment and will offer you the advice that you need to make an informed decision.

We offer a range of services and so will listen to what you want and need and tailor our services to suit your requirements. Our fees are flexible and will reflect the services you choose ensuring that you receive the best value for money. We use our expertise and experience to maximise the value of your home and can also offer help and assistance in connection with an on-going purchase, whether or not that property is being purchased through ourselves.

### **THINKING OF RENTING**

Letting a property is not just simply a question of finding a tenant, it is about finding the right tenant which involves making in-depth credit checks, enquiries and referencing to ensure that prospective tenants are the best that they can be.

The secret of achieving the highest level of property management is to be actively involved in and *manage* the rental property, collecting rents is not enough. Strong and proactive management with regular contact with both tenants and landlords and frequent inspections with condition reports being provided on a regular basis will help to ensure that our landlords get the best possible service.

We have a hands-on and practical style of approach and aim at all times to act on our client's behalf, in their best interests and in accordance with their instructions protecting, maintaining and enhancing our client's investment.