



£170,000 Freehold

30 PHOENIX RISE | PLEASLEY | MANSFIELD | NG19 7EY

**BuckleyBrown**  
ESTATE AGENTS



## HOME SWEET HOME!

Situated in the desirable area of Pleasley, this delightful three bedroom end terrace house is an ideal choice for first-time buyers or families seeking a modern and inviting home. Not only does this property boast contemporary decor that creates a warm and welcoming atmosphere throughout, it is also situated close to local amenities and has great access to transport links, making it one you don't want to miss!

Upon entry you will be greeted by the entrance hall which has access into a handy downstairs WC and leads further into the bright and spacious living room, a perfect space for cosy evenings with family. To the rear of the home, is the modern open-plan kitchen and dining area which offers a stylish and sociable space, perfect for entertaining friends.

Heading upstairs, the property offers three well-proportioned bedrooms, including a spacious master bedroom with a private en-suite shower room. A family bathroom featuring a modern three-piece suite completes this floor.

Outside you will find an enclosed, well looked after low maintenance rear garden. With a decked area and artificial lawn, it makes socialising with friends and family an ease!

This home has modern decor, an inviting atmosphere, and is situated in a convenient location, making it the perfect home. Do not miss the chance to make this lovely house yours.

Call today to view!





#### Entrance Hall

With access into;

#### Living Room 12'5" x 14'4"

With a window to front elevation and a door providing access into the kitchen.

#### Kitchen/Diner 15'1" x 8'7"

Complete with a range of cabinetry and ample worktop surfaces. It features an inset sink and drainer, integrated oven, gas hob with hood over and space for appliances. With a window to the rear elevation and patio doors allowing access into the rear garden.

#### Downstairs WC 3'0" x 6'2"

Complete with a low flush WC, hand wash basin and central heating radiator.

#### Bedroom One 11'5" x 10'0"

With carpeted flooring, central heating radiator and a window to the front elevation. This room benefits from its own en-suite facility.

#### En-Suite 5'8" x 5'11"

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

#### Bedroom Two 8'2" x 6'6"

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

#### Bedroom Three 6'5" x 9'1"

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



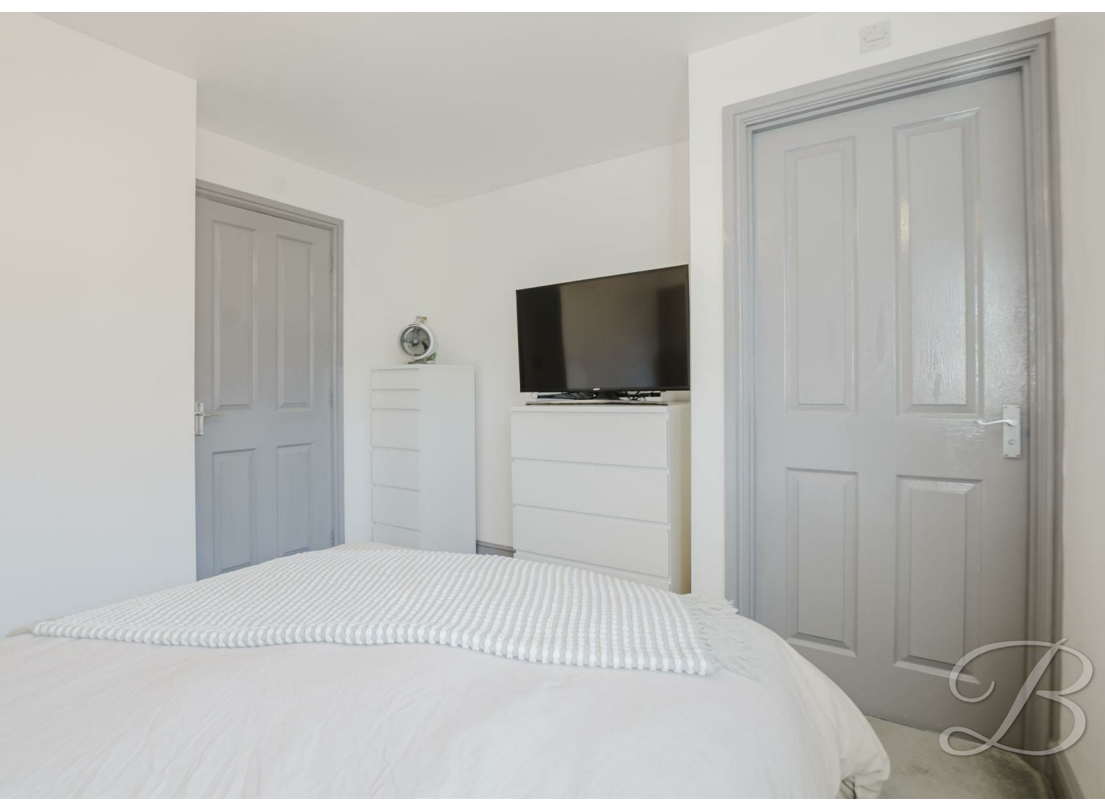
#### Bathroom 6'6" x 6'2"

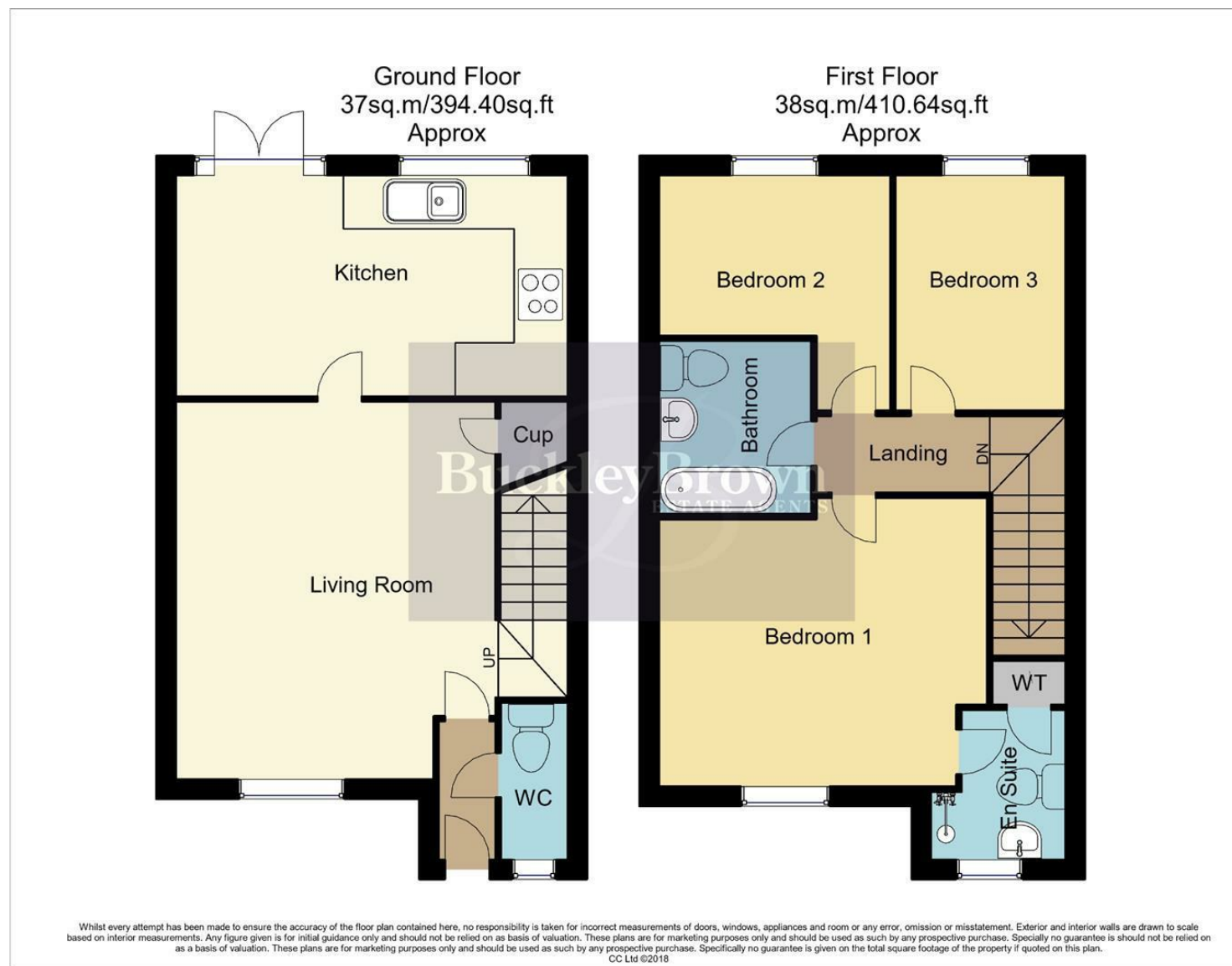
Complete with a three piece suite including a bath, low flush WC and hand wash basin.

#### Outside

The rear garden hosts a decked seating area and artificial laid lawn.







**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>91</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>77</b>	
(55-68) <b>D</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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