



Offers Around £220,000 Freehold

50 GREENDALE CLOSE | WARSOP | MANSFIELD | NG20 0EB

**BuckleyBrown**  
ESTATE AGENTS

Guide Price £220,000 - £230,000

**NO UPWARD CHAIN!**... Nestled in the pleasant and well-connected village of Warsop, this delightful three-bedroom semi-detached home offers the perfect blend of modern living and charm. Beautifully presented throughout, it's ideal for growing families, first-time buyers, or anyone seeking a welcoming home in a desirable village setting.

As you step inside, you are immediately drawn to the open-plan living kitchen—the true heart of the home. This generous space is perfect for socialising, hosting, and everyday family life. The kitchen is fitted with a range of matching wall and base units with complimentary work surfaces, an inset sink with mixer tap, and an integrated oven with hob and extractor hood. There's also ample space and plumbing for all essential appliances. The opposite end of the room provides plenty of room for a dining table and chairs, creating the perfect space for family meals and gatherings.

Flowing through to the cosy living room, you'll find a relaxing retreat complete with a feature fireplace and laminate flooring, offering warmth and character to the space. To the rear, the conservatory completes the ground floor, providing the added bonus of a second sitting room—ideal for enjoying garden views, reading, or entertaining guests.

Upstairs, the property offers three well-proportioned bedrooms, each providing flexibility to suit your lifestyle, whether as bedrooms or guest space. The family bathroom completes this floor, fitted with a modern three-piece suite, offering both style and practicality.

Outside, the property continues to impress with a low-maintenance rear private garden, featuring a large artificial lawn perfect for outdoor dining or family playtime. Steps lead to a separate smaller garden area, providing the ideal spot for a hot tub or seating area. To the front is a garage with ample storage and a driveway offering parking for up to four cars.

Don't miss out—call today to arrange your viewing!





#### Hall

With access to;

#### Kitchen Dining Room 15'7" x 8'5"

Complete with a range of matching wall and base units with complimentary work surface over, inset sink and mixer tap, integrated oven with hob over and extractor hood above and space/plumbing for essential appliances. The opposite end of the room hosts ample space for a dining room table and chairs.

#### Living Room 19'2" x 10'4"

Complete with laminate flooring, a feature fireplace, central heating radiator and window sliding double doors to rear elevation.

#### Conservatory 8'1" x 9'4"

Complete with laminate flooring and windows surrounding. With an external door leading onto the garden.

#### Landing

With access to;

#### Bedroom One 11'4" x 8'4"

Complete with carpeted flooring, fitted wardrobes, central heating radiator and a window to front elevation.

#### Bedroom Two 8'5" x 10'7"

Complete with carpeted flooring, central heating radiator and a window to rear elevation.

#### Bedroom Three 7'8" x 8'5"

Complete with carpeted flooring, central heating radiator and dual aspect windows.



#### Bathroom 7'5" x 7'8"

Complete with a three piece suite with a shower above the bath. With tiled flooring, a metal towel radiator and window to rear elevation.

#### Outside

The rear of the property offers a large artificial lawn with steps leading to a separate smaller garden which offers space for a hot tub. To the front offers a garage with ample storage and a driveway hosting space for two cars.





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			
(81-91) B			
(69-80) C		72	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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MANSFIELD  
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