



Offers Over £175,000 Freehold

24 PHOENIX CLOSE | | MANSFIELD | NG18 6AS

BuckleyBrown
ESTATE AGENTS

A MODERN CLASSIC... Welcome to Phoenix Close, a delightful two bedroom semi detached home that offers a perfect blend of modern living and cosy home comforts. The property has been well maintained, with contemporary decor that is both stylish and inviting. Sat within a brilliant location, you are close to local amenities, schools and transport links. Let's take a look inside...

Upon entry, you will be greeted by the entrance hallway, leading nicely into the reception room, a warm and welcoming setting, ideal for relaxing with family. To the rear of the home is the well appointed kitchen and a true highlight, featuring modern fittings that cater to all your culinary needs. To complete this floor is a handy downstairs toilet.

Heading upstairs you will find two generously sized bedrooms, both with ample opportunity for personalisation, to create your own retreat and comfortable space. The master bedroom benefits from built in wardrobes and to complete this floor is the modern family bathroom.

Outside the property benefits from a well kept garden, perfect for enjoying the outdoors or hosting gatherings with family and friends. To the front of the property also has a low maintenance garden and a driveway provides ample off street parking.

With its modern features and prime location, this semi detached house is a wonderful opportunity for anyone looking to settle in Mansfield. Don't miss the chance to make this lovely property your new home.

Call today to view!





Entrance Hallway
Allowing access into:

Reception Room

A bright and spacious room with central heating radiator and window to the front elevation.

Kitchen

Complete with high gloss matching wall and base units, with complimentary worktop over. Inset sink and drainer, oven, hob with hood over, along with integrated appliances. Doors allowing access to the rear garden.

Downstairs WC

Hand wash basin, low flush WC and frosted window to the side elevation.



Bedroom One

Central heating radiator, built in wardrobes and window to the front elevation.

Bedroom Two

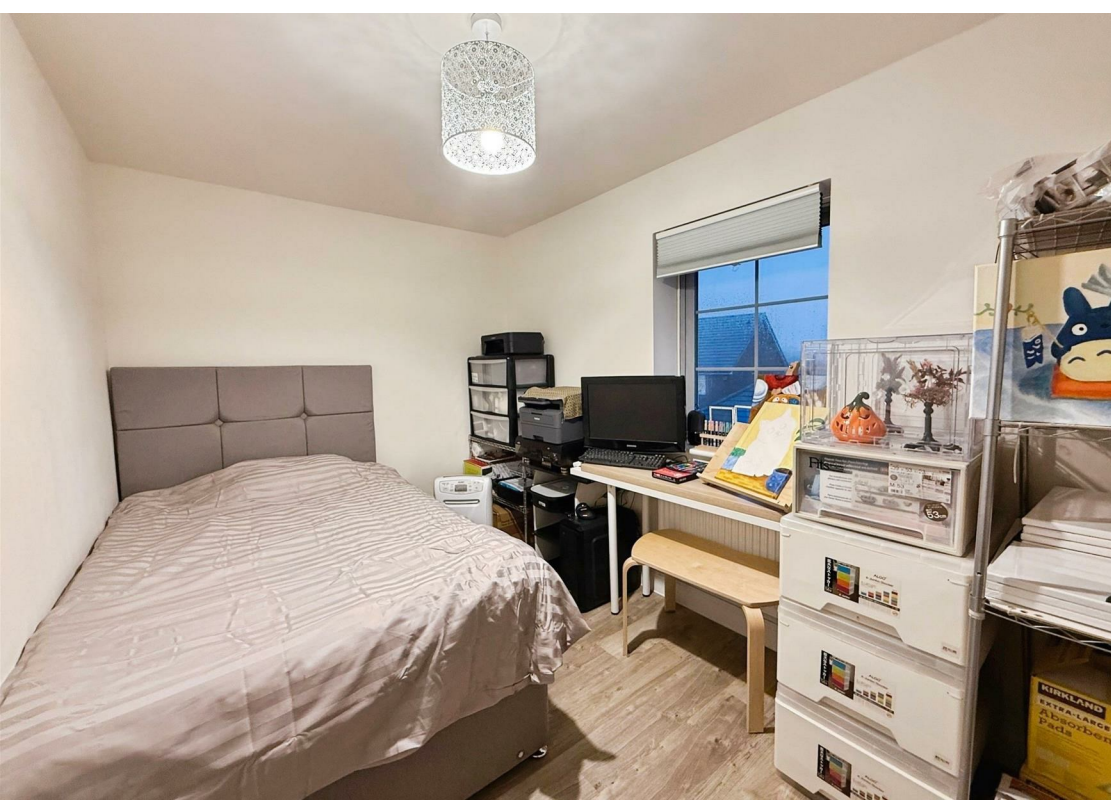
Central heating radiator and window to the rear elevation.

Bathroom

Complete with low flush WC, hand wash basin, bath with overhead shower. Frosted window to the side elevation.

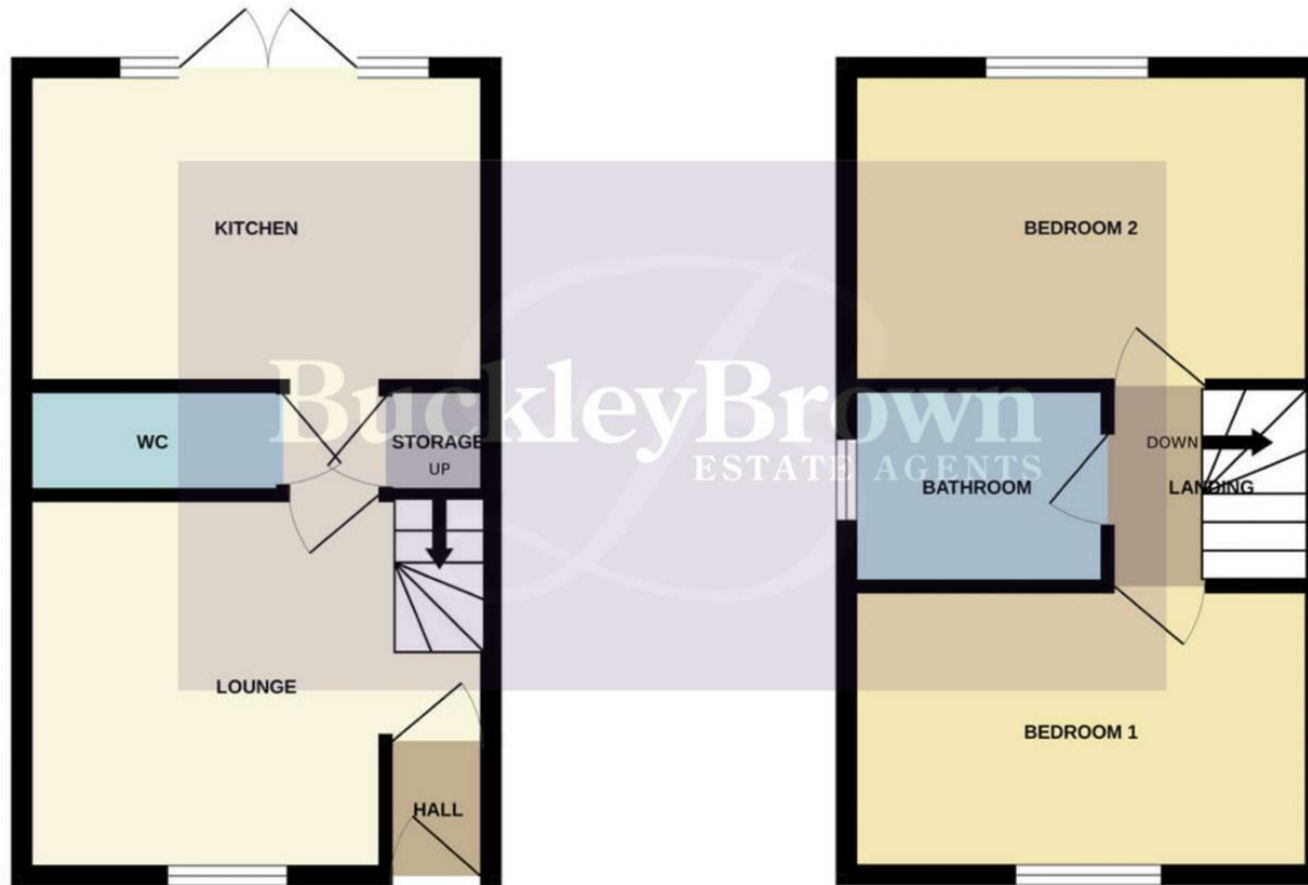
Outside

Low maintenance rear garden with lawn area and decked area. To the front offers a low maintenance pebbled area and a driveway provides ample off street parking.



GROUND FLOOR

1ST FLOOR



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			97
(81-91) B		83	
(69-80) C			
(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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