



Guide Price £210,000 Freehold

8 BALMORAL DRIVE | | MANSFIELD | NG19 7HN

**BuckleyBrown**  
ESTATE AGENTS



GUIDE PRICE £210,000 - £220,000

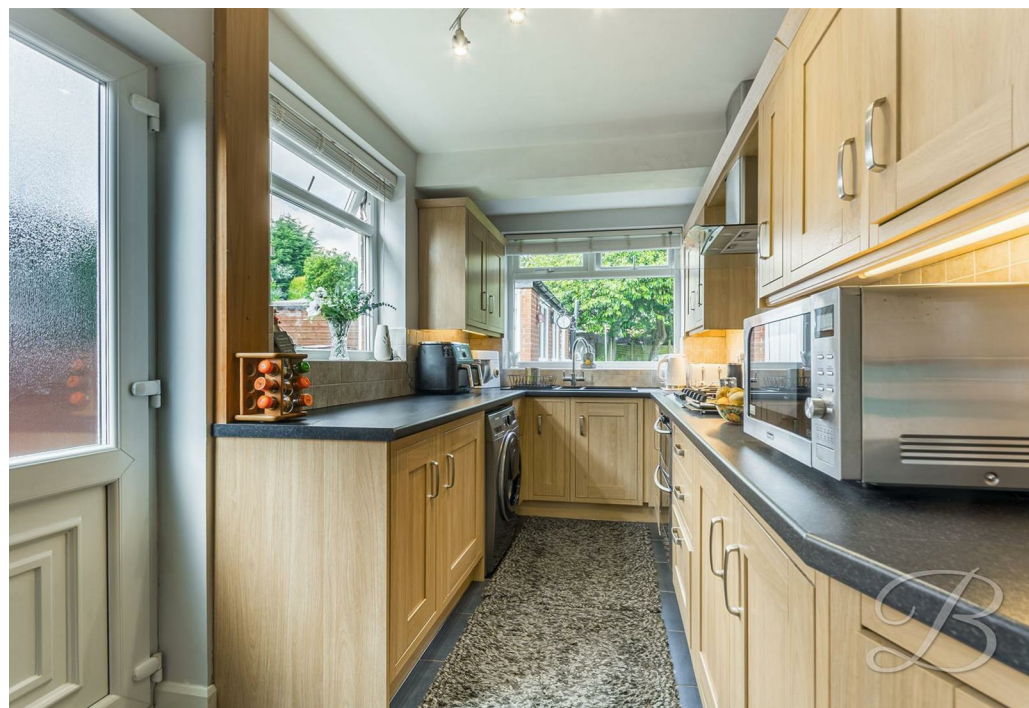
Welcome to this lovely three-bedroom semi-detached home. Positioned in the popular and convenient area of Mansfield. This house is a true gem and offers a well-planned layout, local amenities and a spacious rear garden. Let's take a look around..

The ground floor features a spacious open plan living space. Firstly, the living room offers a cosy space with a window to the front allowing a wealth of natural daylight to flow through. Flowing through to the dining room you will find ample furniture space, complemented with sliding doors leading onto the rear garden. The kitchen area features a range matching of units and cabinets with space for appliances. This is the perfect space for those who love to cook! This property provides the perfect neutral palette to add suit any style of living.

Heading to the first floor, you'll discover three additional bedrooms, all benefiting from their very own built in wardrobes. The family bathroom is just down the hall and is fitted with a three-piece suite. What's not to love?

Outside, the residence boasts a very spacious and enclosed garden with a delightful patio, lawn area, and surrounding shrubs, making this a perfect space for BBQ's in the summer months. This could be a terrific space for family and friends to unwind. This property comes handy with a garage and driveway for private parking to the front.

Don't let this superb opportunity slip through your fingers! Call our team today and book in a viewing!







#### Entrance Hallway

With windows to the front elevation and further access to;

#### Living Room 12'2" x 11'5"

Ample furniture space with a bay window to the front elevation.

#### Dining Room 11'2" x 13'5"

Spacious room complemented by sliding doors to the rear elevation.

#### Kitchen 6'10" x 13'5"

Complete with a range of matching cabinetry and worktop units, inset sink and drainer, integrated appliances and dual aspect windows to the side and rear elevation. There is also space and plumbing for a washing machine/tumble dryer along with an external door to the side.

#### Landing 6'10" x 8'8"

With a window to the side elevation and access to;

#### Bedroom One 11'2" x 14'0"

With carpeted flooring, central heating radiator, built in wardrobes and a window to the front elevation.

#### Bedroom Two 11'2" x 10'11"

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

#### Bedroom Three 6'10" x 8'9"

With carpeted flooring, central heating radiator, built in wardrobe and dual aspect windows to the front and side elevation.



#### Bathroom 6'10" x 5'11"

Three piece suite comprising of a hand wash basin, low flush WC, bath with handheld and overhead shower and a window to the side elevation.

#### Garage 6'10" x 16'8"

Accessible from the front elevation with windows and an external door to the side.

#### Store 3'4" x 4'0"

Additional storage space accessible from the outside. Found at the back of the garage.

#### WC

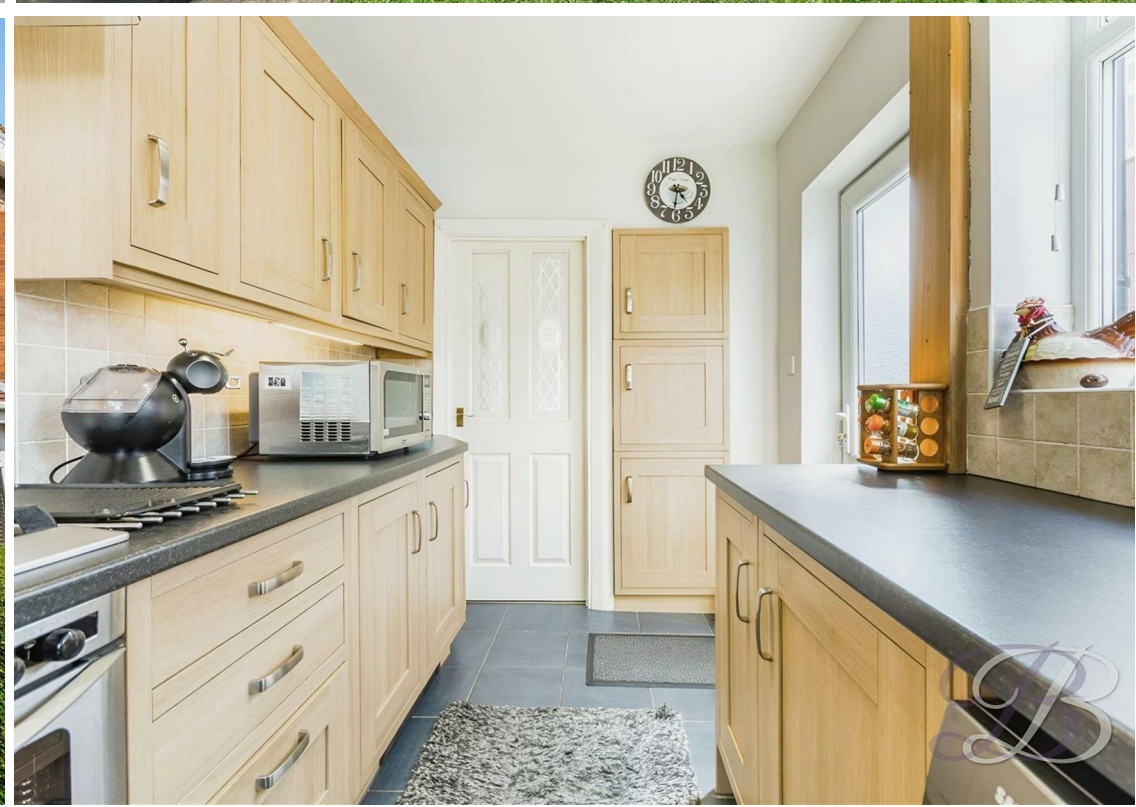
Handy outside WC.

#### Outside

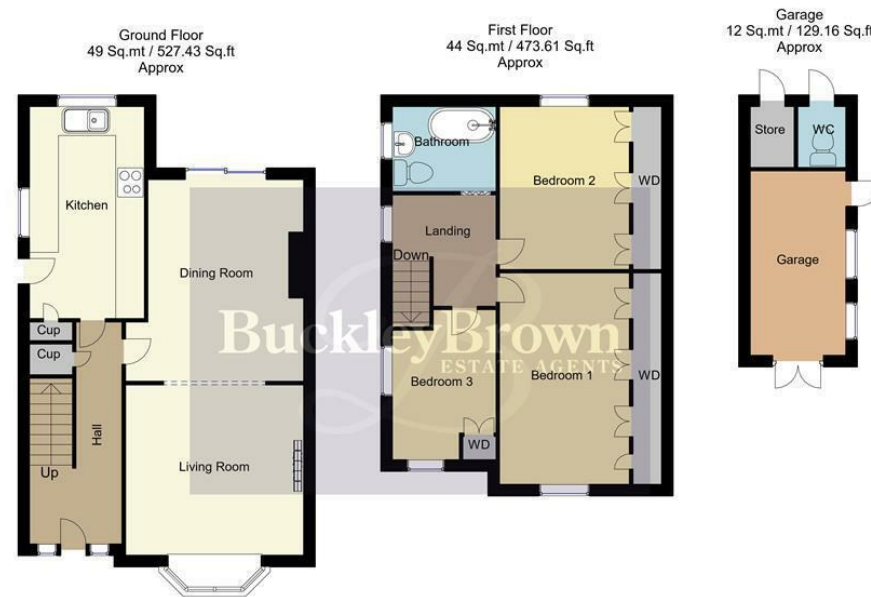
Low maintenance frontage with a private

driveway and garage allowing for ample off road parking. To the rear you will find lovely gardens to the rear and side with patio seating area and surrounding shrubs.









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.

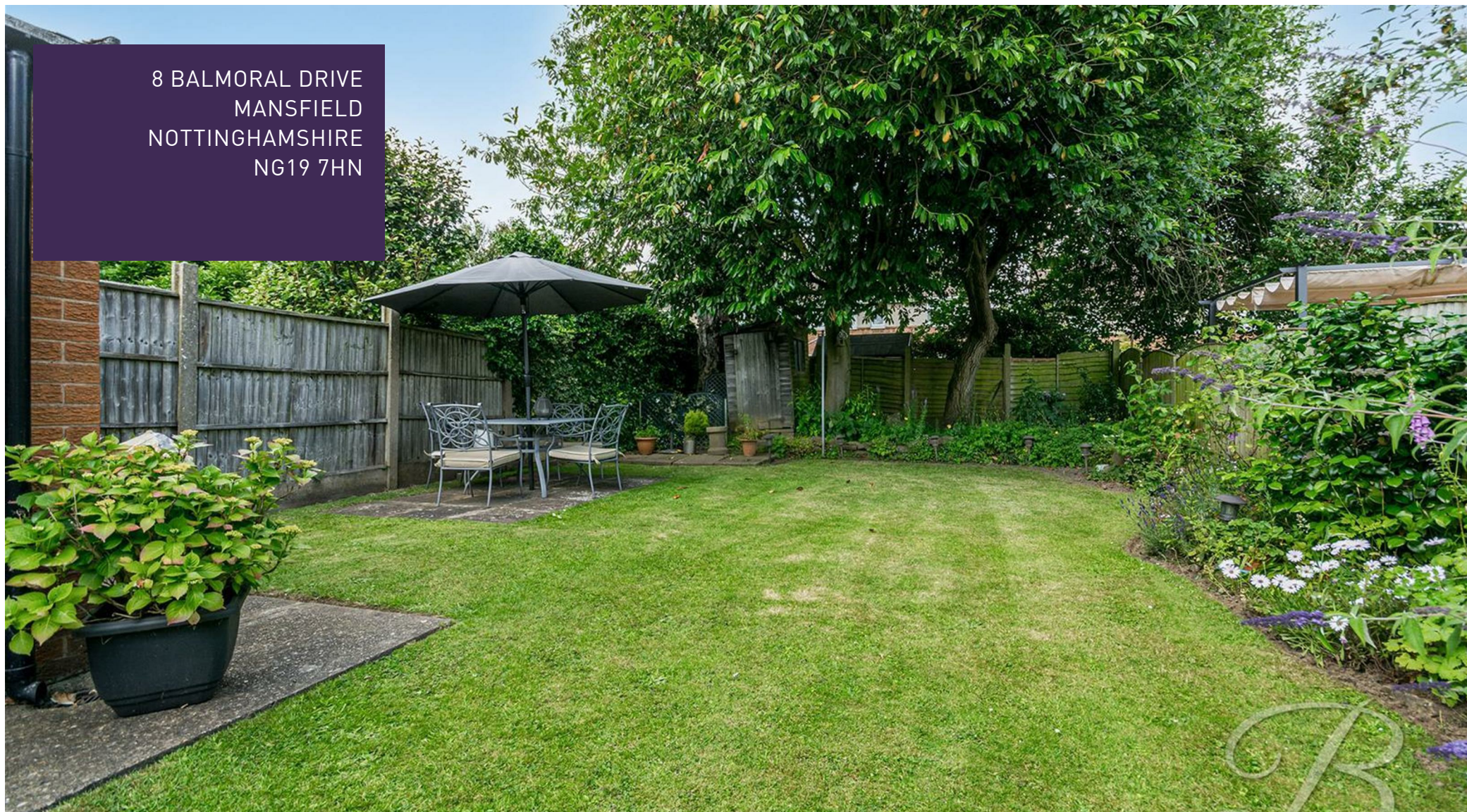
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**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not 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) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</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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