



Guide Price £170,000

MOSSCAR CLOSE | WARSOP | MANSFIELD | NG20 0BW

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TAKE A LOOK AT THIS!!.. Welcoming to the market this fantastic three-bedroom semi-detached home, positioned in a highly convenient area, and nearby to a wealth of shops, amenities, and transport links to surrounding areas. The property itself offers a spacious internal layout that is bound to impress upon viewing!

Let's start with the inviting entrance hallway, in-turn providing access to a wonderfully sized lounge, which immediately presents a light and airy feel. Boasting ample space for furnishings and homely touches, you'll love kicking off your shoes and relaxing after a long day. The open-plan layout flows seamlessly to the dining area, where you can gain access to the kitchen. Comprised of neutral wall and base units providing ample storage space. Along with plumbing for a washing machine. There is also a door leading into the sunroom, providing an additional spot to relax and enjoy the garden view. As well as a convenient WC, which can be accessed from the rear.

The first floor presents three well-presented bedrooms, all of which offer lots of room and flexibility to add your own stamp. Completing the floor is a modern bathroom comprising a three-piece suite in white with complementary tiling and vanity storage.

The outside space is perfect for those of you looking for an established garden with an abundance of space! There's a maintained lawn, along with a paved seating area where you can host family BBQs or enjoy an evening drink with friends. The property also benefits from a private driveway, allowing space for off-road parking.

Don't miss out on this excellent find! Call our team today to book a viewing!





Living Room 11'11" x 14'0"
 With carpet to flooring, central heating radiator, coving and window to the front elevation.

Dining Room 10'11" x 12'0"
 With carpet to flooring, central heating radiator, access to the WC and kitchen.

Kitchen 5'11" x 12'8"
 Complete neutral wall and base units, work surface, integrated oven, ceramic hob, stainless steel inset sink and drainer, plumbing for a washing machine and dual aspect windows. There is a door leading into the conservatory.

Sun Room 5'8" x 7'2"
 With surrounding windows and door leading outside.

WC
 Fitted with a low flush WC and wash hand basin.

Bedroom One 9'8" x 13'11"
 With carpet to flooring, central heating radiator and window to the front elevation.

Bedroom Two 9'0" x 10'11"
 With carpet to flooring, central heating radiator and a window to the rear elevation.

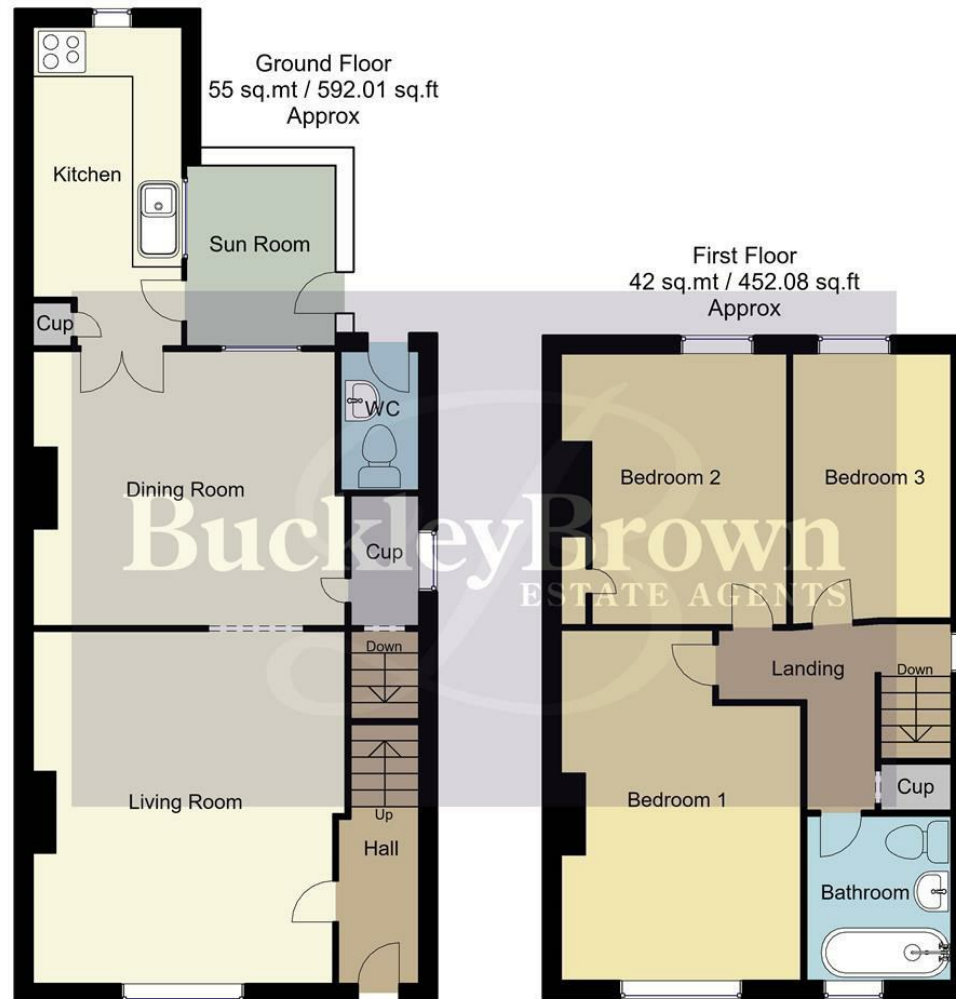


Bedroom Three 6'3" x 10'10"
 With carpet to flooring, central heating radiator and a window to the rear elevation.

Bathroom 5'6" x 6'6"
 Complete with a panelled bath, wash hand basin with vanity storage, overhead shower, full height tiling and an opaque window.

Outside
 With a driveway providing off-street parking for multiple vehicles. There is an enclosed garden, paved seating area, maintained lawn, mature shrubbery and trees.





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. Specially 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 | | | 88 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 69 | |
| (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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