



Offers In The Region Of £260,000 Freehold

53 SHERWOOD STREET | WARSOP | MANSFIELD | NG20 0JR

**BuckleyBrown**  
ESTATE AGENTS

STEP INTO SOMETHING SPECIAL!... Get ready to fall in love with this stunning three-bedroom family home! Offering a fantastic layout with an abundance of space, this modern property has been maintained to an exceptional standard and is a real credit to its current owner.

As you step into the welcoming hallway, you'll immediately notice the beautiful parquet flooring and contemporary downlights that create a stylish first impression. The spacious living room is the perfect place to relax after a long day or enjoy the company of friends and family. Just next door, the open-plan kitchen and dining area boasts a superb range of modern wall and base units, generous worktop space, and plenty of room for entertaining. Patio doors open out to the rear garden, allowing for seamless indoor-outdoor living and the ideal setting for social gatherings or summer evenings.

There's also a separate reception area offering great versatility, perfect for cosy movie nights, a home office, or a playroom, depending on your needs. A convenient downstairs WC completes the ground floor beautifully.

Upstairs, you'll find three well-presented bedrooms. The family bathroom, located off the landing, features a sleek three-piece suite in white, combining practicality with modern design.

Step outside and you'll be equally impressed by the beautifully maintained rear garden, which includes a seating area, patio, steps leading to an artificial lawn, and an additional patio surrounded by attractive shrubs and trees. It's a wonderful space to enjoy time with family and friends. To the front of the property, a block-paved driveway offers convenient off-road parking, which provides access to a storage area.

Stylish, spacious, and move-in ready, this is a home you'll fall in love with from the moment you step inside.

Call today to view!





#### Entrance Porch

Laid with tiled flooring and access into the entrance hall.

#### Entrance Hall

With a useful under-stairs storage cupboard, and a central heating radiator. Laid with parquet flooring.

#### Living Room 11'11" x 22'4"

With a bay window to the front elevation and a central heating radiator. Laid with parquet flooring.

#### Kitchen/Dining Room 21'10" x 11'11"

Featuring an attractive range of wall and base units with sink and drainer set into work surface with complimentary central island, incorporating a breakfast bar.

There are a range of integrated appliances which include two eye-level electric ovens and an electric hob. There is ample space for a dining table and chairs making this the ideal spot for entertaining family and friends. With a central heating radiator and patio doors that provide access onto the rear garden.

#### Ground Floor WC 2'7" x 3'3"

With a low level WC, opaque window to the side elevation, and a central heating radiator.

#### Living Room/Reception Room 9'4" x 12'5"

There are patio doors that provide access outside.



#### Landing

With a window to the side elevation. Doors provide access into;

#### Bedroom One 12'2" x 12'5"

With a window to the front elevation and a central heating radiator.

#### Bedroom Two 12'2" x 10'0"

With a window to the front elevation and a central heating radiator.

#### Bedroom Three 7'11" x 8'10"

With a window to the front elevation and a central heating radiator.

#### Family Bathroom 7'10" x 3'3", 278'10"

Fitted with a three-piece suite in white comprising low level WC, pedestal hand

wash basin, and a panelled bath with shower over. With an opaque window to the rear elevation, and a central heating radiator.

#### Outside

There is a beautifully maintained rear garden, which includes a seating area, patio, steps leading to an artificial lawn, and an additional patio surrounded by attractive shrubs and trees. It's a wonderful space to enjoy time with family and friends. To the front of the property, a block-paved driveway offers convenient off-road parking, which provides access to a storage area.





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 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>                          |           | <b>84</b> |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            |           |           |
| (55-68) <b>D</b>                            | <b>72</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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