



Offers In The Region Of £230,000 Freehold

1 BLAKENEY DRIVE | | MANSFIELD | NG18 4DN

BuckleyBrown
ESTATE AGENTS

CHARMING HOME, ENDLESS POTENTIAL.

Nestled in the sought-after area of Blakeney Drive, Mansfield, this charming detached house presents an excellent opportunity for anyone looking for a family home in a welcoming neighbourhood. Its location is ideal, offering easy access to local amenities, schools, and parks, making it perfect for families or anyone seeking a friendly community atmosphere. Let's take a look inside...

Inside, you'll find a spacious reception room full of character and warmth, ideal for entertaining guests or enjoying cosy evenings with family. From here you will gain open access to a dining area which is complemented by french doors opening to the rear garden. The ground floor also features a practical kitchen with a layout which flows smoothly into a utility room creating a comfortable space for everyday living.

Upstairs, there are three generously sized bedrooms, each filled with natural light and built in wardrobes. These rooms offer a blank canvas to create your own personal sanctuary. Just off the landing is a three piece neutral bathroom suite.

Outside, the property enjoys a charming garden, offering a tranquil retreat from daily life. Perfect for family gatherings, gardening, or simply relaxing outdoors, this space has great potential to become your private oasis. The front of the property benefits from a gated entrance, private driveway and a garage allowing for secure off road parking. Overall, this characterful home represents a fantastic opportunity for those looking to create their dream living space in a delightful and friendly location.

Call now to book to view the full potential of this property.





Hall

Spacious entrance hallway with windows to the front and leading access into;

Living Room 17'10" x 11'6"

Spacious reception room with carpeted flooring, central heating radiator, exposed beams, window to the front and open access into the dining area.

Dining Room 9'11" x 8'11"

Versatile dining area with laminate flooring, central heating radiator and french doors opening to the rear elevation.

Kitchen 10'7" x 8'11"

Complete with a range of matching wall and base cabinets, inset sink with drainer, integrated appliances and a window to the rear elevation. Access into a handy utility room.

Utility 8'11" x 4'1"

Spacious room allowing for ample storage, wc and a window and external door to the rear elevation.

WC 5'5" x 2'7"

Fitted with a low flush wc.

Landing

Fitted storage cupboard and a leading access into;

Bedroom One 11'8" x 9'0"

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

Bedroom Two 11'6" x 12'2"

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

Bedroom Three 6'10" x 8'6"

Laminate flooring, central heating radiator, built in wardrobes and a window to the front.

Shower Room 8'7" x 5'5"

Neutral three piece suite comprising of a hand wash basin, low flush wc and a walk in shower. Window to the rear elevation.

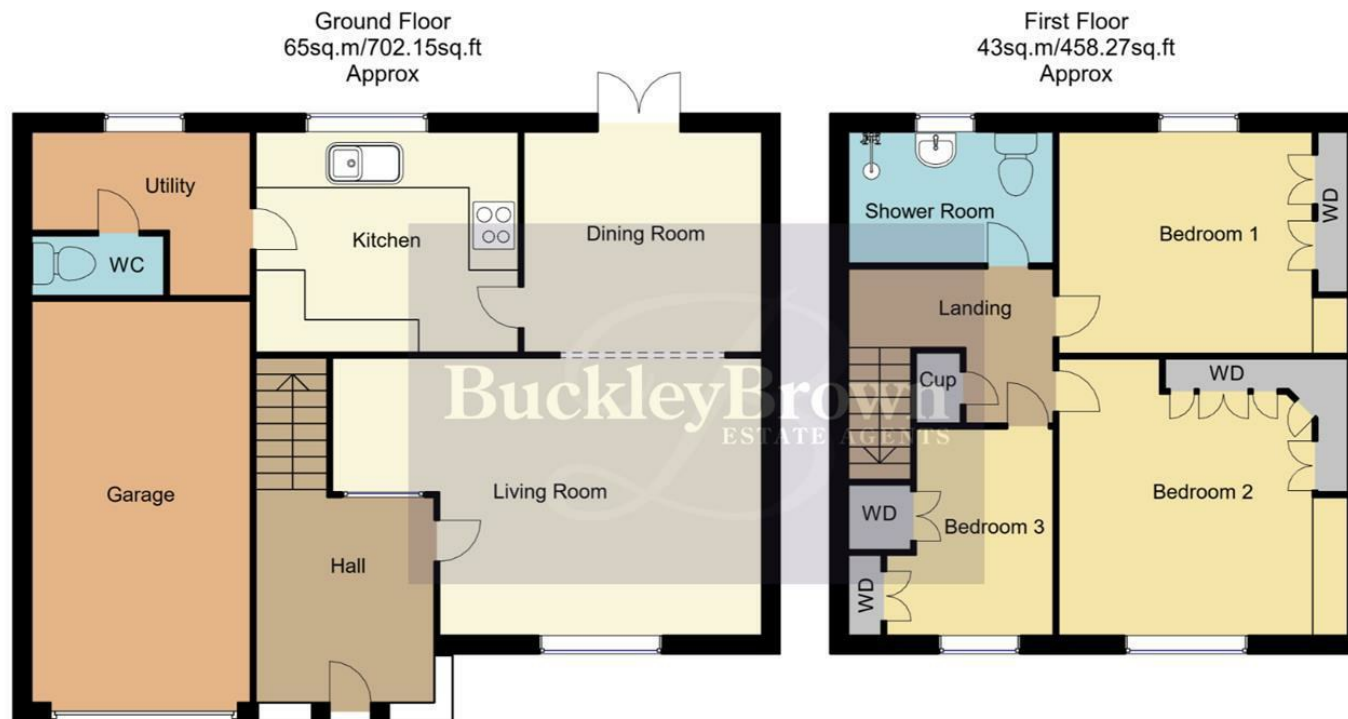
Garage 8'11" x 15'1"

Single garage accessible from the front elevation.

Outside

Excellent kerb appeal with a gated entrance leading to a private driveway and garage alongside a decorative garden area. The rear garden itself boasts a well kept lawn, patio seating area and fence surround.





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) A			
(81-91) B			
(69-80) C			78
(55-68) D		64	
(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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BuckleyBrown Estate Agents

55 - 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND
23 High Street | Edwinstowe | Nottinghamshire | NG21 9QP
1 Market Place | Bolsover | Chesterfield | S44 6PN
www.buckleybrown.co.uk

t: 01623 633 633
t: 01623 633 633
t: 01246 605121



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