



Offers In The Region Of £220,000 Freehold

16 SKY WALK | | MANSFIELD | NG18 6BG

**BuckleyBrown**  
ESTATE AGENTS

**MAKE A MOVE!...** Welcome to this beautifully presented three-bedroom semi-detached home, ideally located in Mansfield, close to local amenities, schools, and excellent transport links. Offering a wonderful blend of style, comfort, and practicality, this property is perfectly suited for families, first-time buyers, or anyone looking to settle into a modern and welcoming home.

Upon entry, you are greeted by a handy ground-floor WC before stepping into the inviting living room. This cosy space is ideal for relaxing with family or unwinding after a long day, with a warm and welcoming feel that makes it the true heart of the home. To the rear, you'll find the spacious kitchen/dining room, designed with both everyday living and entertaining in mind. The kitchen provides ample storage and workspace, while the dining area is perfect for family meals or hosting friends. Double doors open directly onto the rear garden, creating a bright and airy atmosphere and allowing for seamless indoor-outdoor living — ideal for summer gatherings and alfresco dining.

Upstairs, the property boasts three well-proportioned bedrooms. The master bedroom enjoys the luxury of its own en-suite shower room, offering privacy and convenience, while the remaining bedrooms provide flexibility for family, guests, or even a home office. A modern family bathroom serves the rest of the household.

Externally, the front of the property benefits from a driveway, providing valuable off-street parking. To the rear, the garden is mainly laid to lawn with a patio seating area, all enclosed by surrounding fences to create a private and secure outdoor retreat. Whether you're entertaining, enjoying a family barbecue, or simply relaxing in the sunshine.

Call today to arrange a viewing!!!





### Entrance Hall

With access into;

### WC 2'7" x 4'7"

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

### Living Room 11'10" x 16'2"

With carpeted flooring, window to the front elevation and a door providing access into the kitchen.

### Kitchen/ Dining Room 10'5" x 15'1"

The kitchen is complete with a range of matching cabinetry and ample worktop surfaces. It features an inset sink and drainer, integrated oven and a gas hob with a hood over. This room offers ample space for your dining furniture. With a window and double doors to the rear elevation.

### Landing

With access into;

### Bedroom One 8'5" x 11'10"

With carpeted flooring and a window to the front elevation. This room benefits from its own en-suite facility.

### En-suite 4'4" x 8'5"

Complete with a three piece suite including a shower, low flush WC and a hand wash basin.

### Bedroom Two 8'5" x 10'2"

With carpeted flooring and a window to the rear elevation.

### Bedroom Three 6'3" x 8'9"

With carpeted flooring and a window to the front elevation.

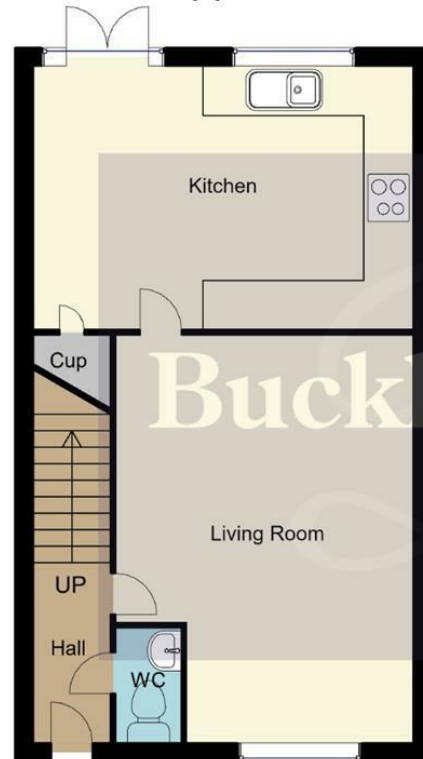
### Outside



The front of the property hosts a driveway, providing off-street parking. The rear garden offers laid lawn, patio seating area and surrounding fences.



**Ground Floor**  
44 Sq.m/ 470.19 Sq.ft  
Approx



**First Floor**  
43 Sq.m/ 466.47 Sq.ft  
Approx



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.  
CC Ltd ©2018

**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>                          |         | 96        |
| (81-91) <b>B</b>                            | 84      |           |
| (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                     |         |           |

16 SKY WALK  
MANSFIELD  
NG18 6BG



## 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](http://www.buckleybrown.co.uk)

t: 01623 633 633

t: 01623 633 633

t: 01246 605121

**BuckleyBrown**  
ESTATE AGENTS

**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.