



Guide Price £270,000

BUTLER DRIVE | BLIDWORTH | MANSFIELD | NG21 0QJ

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ESTATE AGENTS

\*\* GUIDE PRICE £270,000 - £280,000 \*\* ALL YOU CAN WANT AND MORE!...Positioned on a fantastic plot, this three-bedroom family home. Featuring a spacious layout with an abundance of space for furnishings, together with modern fixtures and a neutral toned colour palette. You don't want to miss out on this beautiful home!

As you step inside, you'll immediately be greeted by the stylish interior, which continues throughout. Starting with the generously sized living/dining area, which boasts ample space for bringing together friends and family when it's your turn to entertain! Together with complementary French doors beaming in natural light and creating a seamless transition between inside and outside. Now let's head into the heart of the home, the kitchen! Modern units and cabinets provide plentiful storage space, along with a freestanding cooker and a tiled splash back add a great finish! Let's not forget the handy utility room with additional storage space and plumbing for your appliances. Completing this floor is a versatile sitting room, which can be utilised to your advantage! You'll also find convenient access to a converted garage, which is great for additional storage.

The first floor hosts three bright and airy bedrooms, all of which feature carpeted flooring and a wonderful canvas to add your own touches. In addition, there is a beautiful bathroom fitted with a three piece suite, including a shower cubicle.

Outside certainly ticks all the boxes, with its driveway offering off-street parking. The rear completes this home perfectly with its decking area for outdoor seating and BBQ's, along with a maintained lawn.





#### Entrance Hallway

With laminate flooring, central heating radiator, and access to;

#### Kitchen 9'10" x 10'7"

Fitted with matching cabinets and units, work surface, tiled walls, extractor fan, inset sink with mixer tap above, freestanding cooker and down lights. With a vertical central heating radiator and window to the rear elevation.

#### Living Room 10'8" x 12'9"

With carpet to flooring, central heating radiator, feature fireplace and window to the front elevation.

#### Dining Area 9'10" x 10'6"

With French doors leading outside.



#### Sitting Room 8'0" x 11'6"

Versatile space which can be utilised for additional storage.

#### Utility 5'9" x 11'6"

With cabinets providing extra storage, work surface, inset sink, plumbing for a washing machine, vertical central heating radiator, down lights and window to the rear elevation.

#### WC

With a wash hand basin, low flush WC and an opaque window to the front elevation.

#### Bedroom One 10'1" x 12'2"

With carpet to flooring, central

heating radiator and window to the rear elevation.

#### Bedroom Two 10'9" x 11'6"

With carpet to flooring, central heating radiator and window to the front elevation.

#### Bedroom Three 8'1" x 8'11"

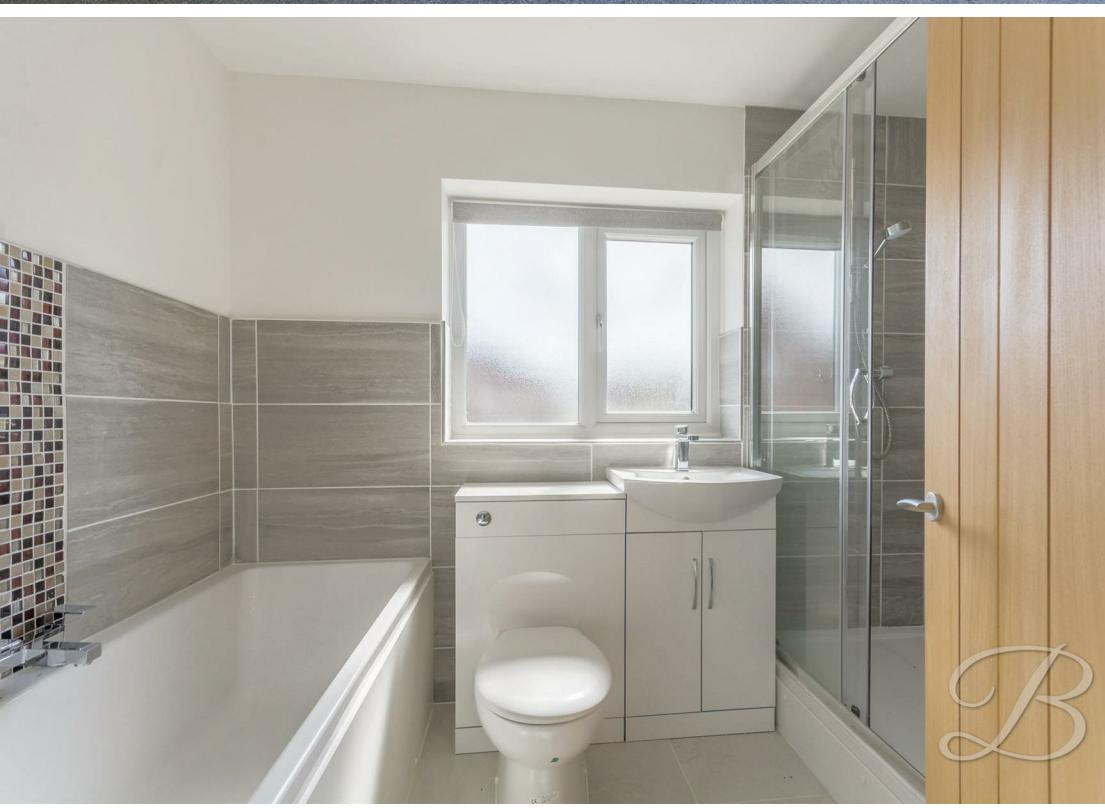
With carpet to flooring, central heating radiator and window to the rear elevation.

#### Bathroom 6'2" x 8'11"

Complete with a panelled bath, low flush WC, wash hand basin, vanity storage, enclosed shower, full height tiling and an opaque window.

#### Outside

With a driveway to the front elevation providing off-street parking and an attached converted garage. There is an enclosed garden to the rear with a decked seating area, lawn 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. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.

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| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-81) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| EU Directive 2002/91/EC                     |         |           |

79

65

England & Wales

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.

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BLIDWORTH  
MANSFIELD  
NG21 0QJ



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

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