



Birkland Close  
Warsop Mansfield



# Birkland Close Warsop Mansfield NG20 0PH

for sale offers over  
**£250,000**



## Property Description

Located on the popular Birkland Close in Warsop, this beautifully presented three-bedroom detached home offers modern accommodation ideal for family living with a recent full internal renovation. The property has been well maintained and combines contemporary styling with practical layout.

The ground floor comprises a welcoming entrance hall, spacious lounge, and a modern kitchen/diner with sliding doors opening onto the rear garden—creating a bright and sociable living space. To the first floor are three well-proportioned bedrooms served by a stylish family bathroom featuring both bath and walk-in shower.

Externally, the property benefits from a driveway providing off-road parking, access to a garage, and a generously sized rear garden that offers excellent potential for further landscaping. Situated within a pleasant residential setting, the home is conveniently positioned for local amenities and transport links.

An ideal opportunity for buyers seeking a modern, detached home with parking and outdoor space.



## Entrance Hall

Accessed via a composite entrance door, the welcoming hallway features laminate flooring, a wall-mounted radiator, staircase rising to the first floor, and doors leading to the lounge and kitchen/diner.

## Lounge

A bright and comfortable living space with laminate flooring, a double-glazed window to the front elevation, and a wall-mounted radiator—ideal for everyday living and relaxation.

## Kitchen / Diner

A modern and well-appointed kitchen/dining room finished with laminate flooring and offering ample space for a dining table. Fitted with matching wall and base units, inset stainless-steel sink and drainer, integrated oven and hob, tiled splashbacks, plumbing for a washing machine, wall-mounted radiator, and double-glazed sliding doors opening onto the rear garden.

## First Floor Landing

Carpeted landing with a double-glazed window to the side elevation, providing access to all first-floor rooms.

## Bedroom One

A well-proportioned bedroom featuring carpeted flooring, a double-glazed window to the front elevation, and a wall-mounted radiator.

## Bedroom Two

Another comfortable bedroom with carpeted flooring, double-glazed window overlooking the rear garden, and wall-mounted radiator.

## Bedroom Three

A versatile third bedroom with carpeted flooring, double-glazed front window, and wall-mounted radiator—ideal as a nursery, home office, or guest room.

## Bathroom

A modern family bathroom comprising a walk-in shower, bath, ceramic WC, and wash hand basin set within a vanity unit. Finished with tiled flooring, tiled walls, recessed spotlights, and a clean contemporary feel.

## External

To the front of the property is a driveway providing off-road parking, a lawned garden area, access to the garage, and side access leading to the rear garden.

The rear garden is laid mainly to lawn with a soil area, fenced boundaries, and mature trees—offering a blank canvas with excellent potential for landscaping or entertaining space.

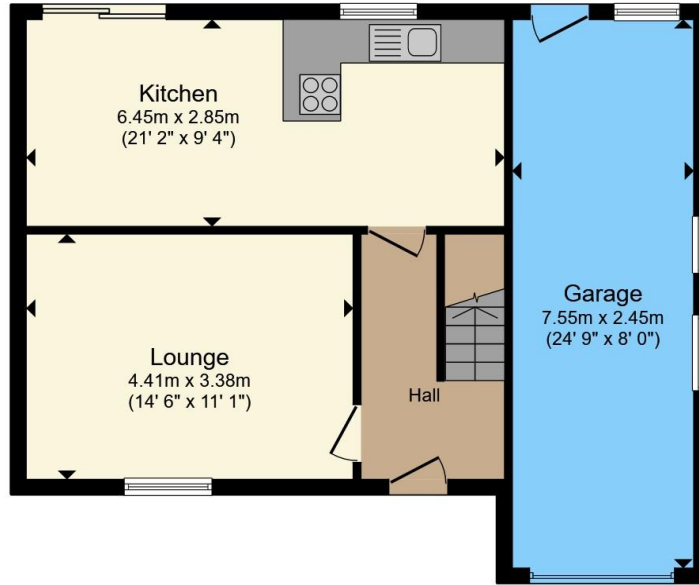
## Garage

Detached garage with electric roller door, providing secure storage or additional parking.

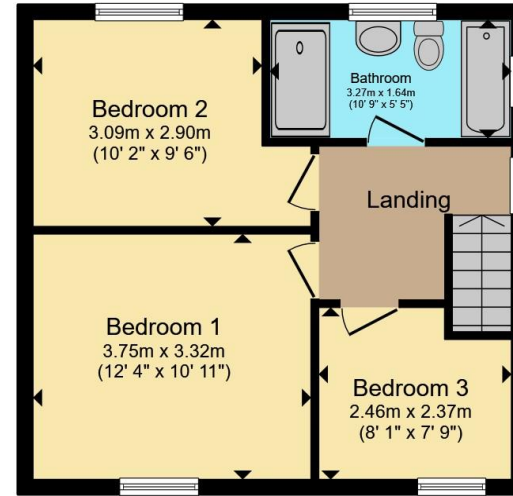








**Ground Floor**



**First Floor**

Total floor area 100.8 m<sup>2</sup> (1,085 sq.ft.) approx

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EPC Rating: D Council Tax  
 Band: C

Tenure: Freehold

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