



Offers Over £220,000 Freehold

7 CURBAR CLOSE | | MANSFIELD | NG18 4XS

**BuckleyBrown**  
ESTATE AGENTS

YOU'LL WANT TO MOVE IN BEFORE YOU FINISH READING!... Set in the charming area of Curbar Close, Mansfield, this delightful mid-terrace house offers an ideal setting for first-time buyers seeking a welcoming and peaceful neighbourhood. The location is well-connected, providing easy access to local amenities, schools, and parks, making it a perfect choice for those looking to establish their roots in a friendly community. The property, built in 2007, has been lovingly maintained ever since and is ready for its new owners to create lasting memories.

Upon entering the ground floor, you will find an open plan kitchen/diner, featuring essential appliances and ample storage, making it a joy to prepare meals. The office adds to the practicality of the home, offering great versatility to design a room that meets your desires. Completing the ground floor is a convenient WC.

Ascending to the first floor, you will be greeted by a bright and airy living room. The first floor also boasts a second bedroom alongside a three piece family bathroom.

The second floor is dedicated to the master bedroom, a true sanctuary that provides privacy and tranquillity. This spacious room features ample storage and an en-suite bathroom, allowing for a luxurious experience.

Outside, the property benefits from a low-maintenance garden, perfect for enjoying the fresh air without the burden of extensive upkeep. This outdoor space is ideal for summer barbecues or simply unwinding after a long day. Not to mention this property has hared access to a private driveway and garage. This home is in wonderful condition, making it an exceptional choice for discerning first-time buyers looking for a fresh start in a lovely setting.

Call now to make this house your home!





## Ground Floor

### Hallway

Spacious hallway with Ceramic Tiled floor, upgraded radiator, two Ascoli Spotlight Ceiling Bars in White, Neutral decorated walls with Little Greene intelligent matt Paint colour Loft White, handy storage cupboard located under the stairs and leading access into;

### WC

Fitted with a Roca low flush WC and a hand wash basin with Grohe single lever Eurosmart Basin Mixer, chrome finish heated Towel rail and a Ceramic tiled floor following in from Hallway. Walls painted to Matt White. Glass light fitting and extractor fan.

### Home Office/Bedroom Three 6'1" x 12'0"

Versatile reception room fitted with carpeted flooring, central heating radiator and a window to the front elevation. Walls painted to Matt White.

### Dining/Kitchen 12'9" x 14'10"

Complete with a range of matching wall and base cabinets, inset sink with drainer, Grohe mixer tap. A 4 Burner gas hob from Hotpoint and Neff integrated single oven (New in 2025). Cooker Hood with Extractor to outside. Ceramic tiled floor following through from the Hallway, walls painted

with Dulux easy-care matt, Colour Vanille Sundae.

Further space and plumbing for desired appliances such as a dishwasher, washing machine and tumble dryer. Generous space for your desired furnishings complemented by patio doors opening to the rear garden, making this an excellent entertaining spot throughout the summer months.

### Stairs

To the First Floor, carpeted with Brockway 100% wool carpet, walls decorated with Little Greene intelligent matt Paint colour Loft White

### Landing

Spacious with front window allowing for natural light. Neutral decorated walls with Little Greene intelligent matt Paint, colour Loft White and leading access into;

### First Floor

#### Living Room 12'10" x 12'0"

Warm and light reception room with an upgraded central heating radiator and a window to the rear elevation.

Features, Kahrs Oak engineered wooden floor, Ascoli Spotlight Ceiling Plate in White, walls finished with Little Greene intelligent matt Paint, colour Loft White.



### Bedroom Two 6'2" x 12'0"

Carpeted flooring, central heating radiator and a window to the front elevation.

### Family Bathroom

Bath with overhead shower, Fitted with a Roca WC and a hand wash basin with Grohe single lever Eurosmart Mixer, Extractor Fan, Chrome heated towel rail and Ceiling mounted spotlights, Ceramic tiled floor and fully tiled walls in white.

### Second Floor

#### Master Bedroom 12'11" x 12'9"

Spacious and light master bedroom.

Features 100% Wool Carpeted flooring, central heating radiator x 2, and VELUX windows fitted with VELUX duo, blackout and light diffuser roller blinds.

Access to the attic.

#### En Suite 9'5" x 7'0"

Roca hand wash basin with single lever Grohe Eurosmart basin mixer, low flush WC and a shower fitted with a Hansgrohe Ecostat Shower and single shower head. Window to the front elevation.

Extractor Fan, Chrome heated towel rail and Ceiling mounted spot lights, Ceramic tiled floor and partial wall with Aluminium trim completes the contemporary look.

### Garage

Single garage and a private driveway accessible from the rear elevation, providing secure off-road parking. Mains Power to the garage with double socket.

External lights at garage and back garden for comfort and security during night hours.

### Outside

Enclosed rear garden which boasts a well-maintained lawn, decorative shrubs and fence surround. This property also benefits from a private driveway and garage for off road parking.





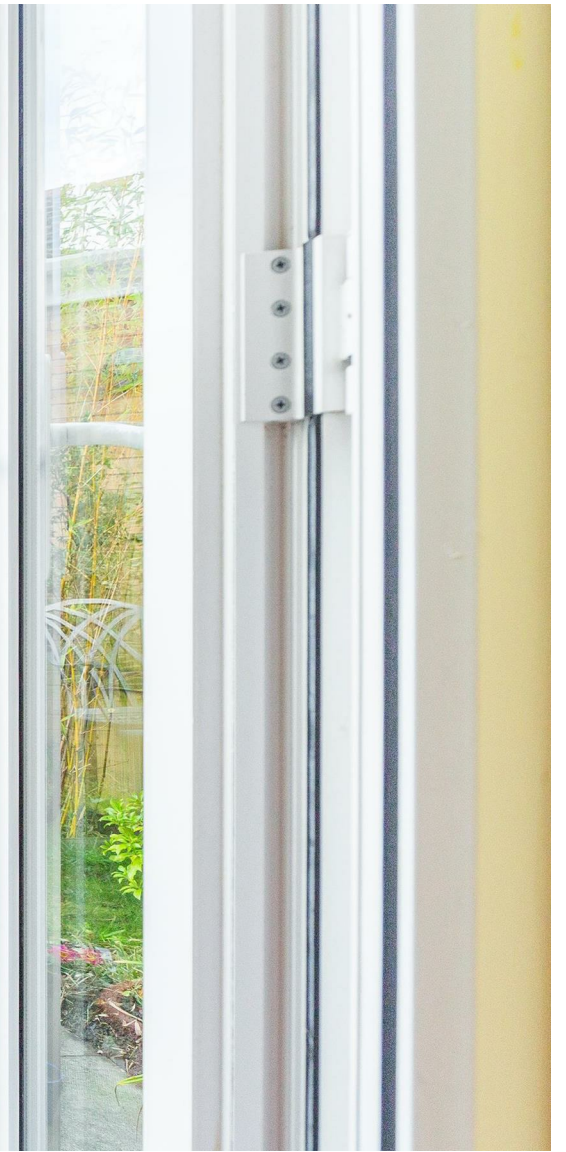
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. 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. Specially 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) <b>A</b>			
(81-91) <b>B</b>		82	86
(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	

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