



Offers Over £220,000

5 BLACKBERRY WAY | WARSOP | MANSFIELD | NG20 0BU

**BuckleBrown**  
ESTATE AGENTS

**\*\* Driveway to the right belongs to the neighbour \*\*** Development at the back is due to complete very soon, date TBC \*\*

This immaculate detached house, is a beautiful, well-maintained property that boasts a wealth of desirable features. Situated in a gated community, the property offers a secure, tranquil environment. The low maintenance gardens and attractive curb appeal add to the allure of this property, making it ideal for couples.

The house features two reception rooms. The first is a generously sized lounge that offers access to the garden, allowing a seamless blend of indoor and outdoor living. The second reception room can be utilised as a dining room or study, depending on your needs, and provides additional space for relaxation or work.

The property offers a well-equipped kitchen with a range of attractive units. It includes a dining space and French doors that open onto the garden, creating a lovely open feel and providing an ideal space for entertaining guests or enjoying a quiet meal.

The house boasts two double bedrooms, each equipped with built-in wardrobes, offering ample storage space. The property also includes a pristine shower room fitted with a suite in white, adding a touch of elegance and sophistication.

The rear garden comprises of a spacious patio seating area with new fences to surround.

One of the main attractions of this property is its fantastic location. It is conveniently situated near public transport links, local amenities, green spaces, and walking routes. It is also in proximity to nearby schools, making it an excellent choice for those looking to reside in a vibrant, community-oriented area.

This property has been fully refurbished, including new carpets, electrical outlets, switches, light fittings, alarm and has been freshly decorated throughout. The property further benefit's from a brand new central heating boiler fitted in January 2025, with a 5 year warranty.





#### Entrance Hall

Laid with solid oak flooring. With stairs rising to the first floor, a central heating radiator, and a useful under-stairs storage cupboard. Doors provide access into;

#### Living Room 10'7" x 19'7"

Laid with solid oak flooring. With a window to the front elevation, two central heating radiators, and French patio doors which provide access onto the rear garden for convenience.

#### Dining Room/Study 7'8" x 8'0"

Laid with carpet flooring. With a window to the front elevation and a central heating radiator.

#### Kitchen 7'8" x 16'9"

The kitchen is fitted with an attractive

range of matching wall and base units with sink and drainer set into work surface with complimentary tiled splash back. There are a range of integrated appliances which include an eye level oven, and an electric hob with a chrome extractor hood over. The kitchen also lends itself nicely as a dining area, as there is space for a dining table and chairs. With a window to the rear elevation, a central heating radiator, and French patio doors which provide access onto the rear garden.

#### Downstairs WC

Laid Fitted with a low level WC and hand wash basin with complimentary tiled splash back. With a central heating radiator.



#### Landing

Laid with carpet flooring. There is a useful storage cupboard. Doors provide access into;

#### Bedroom One 11'9" x 13'1"

Laid with carpet flooring. With a window to the rear elevation, Velux window to the front elevation, and a central heating radiator. There is also the benefit of fitted wardrobes and a dressing table.

#### Bedroom Two 8'0" x 13'1"

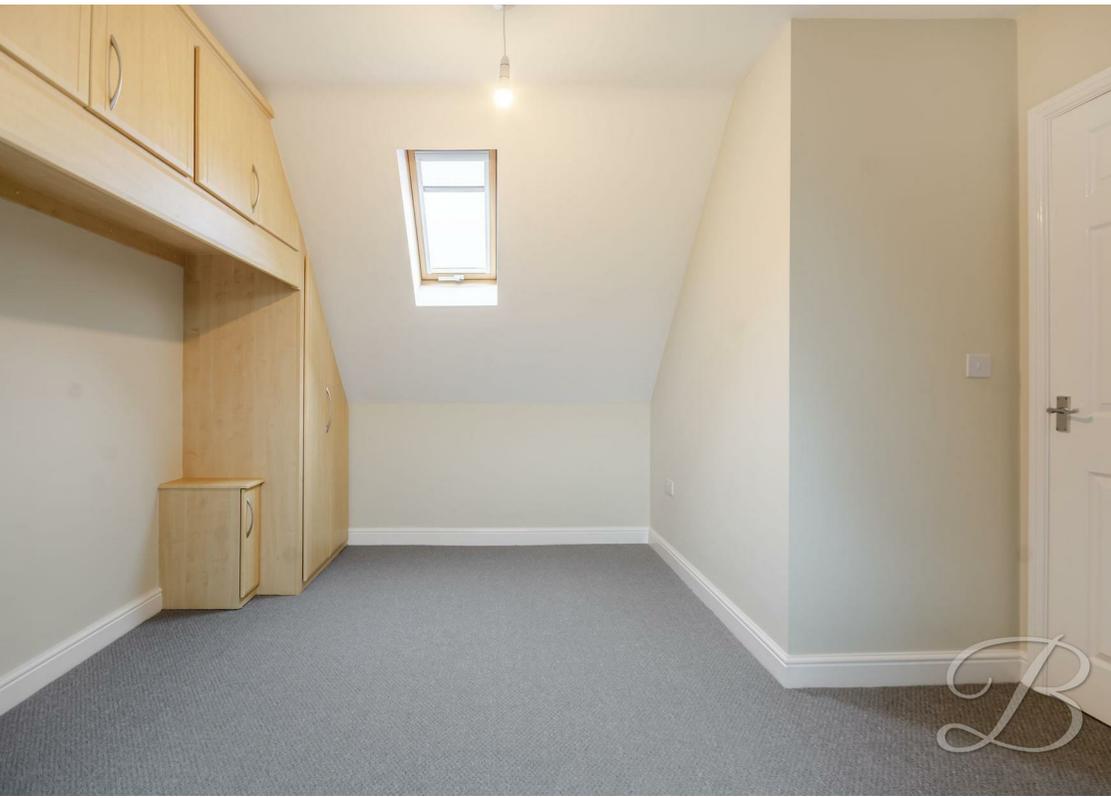
Laid with carpet flooring. With a window to the rear elevation, Velux window to the front elevation, and a central heating radiator. There is also the benefit of fitted wardrobes.

#### Shower Room 6'7" x 5'9"

Fitted with a low level WC, pedestal hand wash basin, and a single shower cubicle with complimentary tiled splash back. With an opaque window to the front elevation and a central heating radiator.

#### Outside

The property is located in a private gated community which consists of five residential properties. This offers a controlled environment and creates a safe haven for its residents. There is a low maintenance front garden and a driveway which allows for ample off-street parking. The rear garden is enclosed and also provides the convenience of being low-maintenance, perfect to enjoy during those Summer months!



Ground Floor  
53sq.m/566.92sq.ft  
Approx.

First Floor  
38sq.m/404.02sq.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. Specially 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) <b>A</b>			<b>88</b>
(81-91) <b>B</b>		<b>76</b>	
(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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