



Guide Price £260,000 Freehold

5 FARR WAY | BLIDWORTH | MANSFIELD | NG21 0UB

BuckleyBrown
ESTATE AGENTS

****GUIDE PRICE £260,000-£270,000****

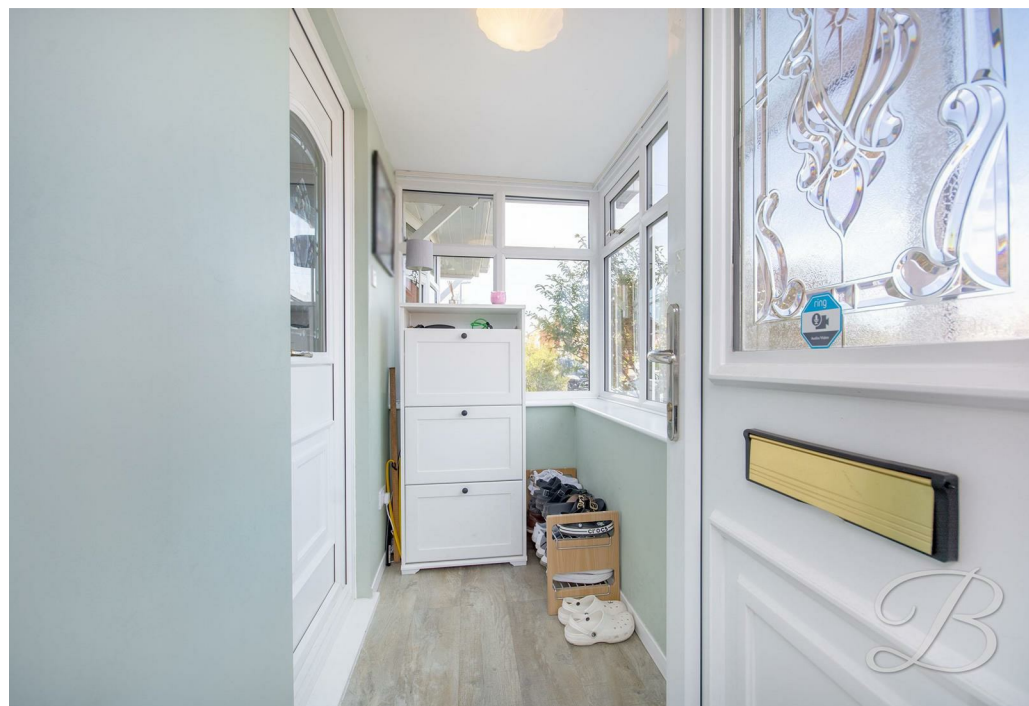
Nestled in the charming village of Blidworth, Farr Way offers a delightful retreat that combines tranquillity with convenience. This quaint detached property is situated in a peaceful neighbourhood, providing easy access to local amenities and the stunning Nottinghamshire countryside. The area is well-connected, making it an ideal location for those who wish to enjoy a serene lifestyle while remaining close to urban conveniences.

Upon entering the ground floor, one is greeted by the well-appointed kitchen, providing a functional area for culinary pursuits, and is designed to cater to all your cooking needs. Next is the open plan dining/living area offering the perfect place to relax and unwind. The ground floor also features a convenient conservatory adding even more space for hosting.

Venturing to the first floor, you will discover three thoughtfully designed bedrooms, each offering a peaceful sanctuary for rest and rejuvenation. These rooms are spacious and versatile, allowing for various configurations to suit your lifestyle. Whether you envision a cosy guest room, a home office, or a children's playroom, the possibilities are endless. The layout of the first floor ensures privacy and comfort, making it an ideal retreat after a long day.

Outside, the property boasts a charming garden area that invites you to enjoy the fresh air and natural beauty of the surroundings. This outdoor space is perfect for al fresco dining, gardening, or simply unwinding with a good book. This property also boasts a garage that is currently being used as a games room and is versatile to use however you want it.

Call today to arrange a viewing!!!





Hall

Leading into the property.

Kitchen 9'0" x 16'11"

Matching cabinets with ample worktop space, integrated appliances with space for more, an inset sink, breakfast bar and window to the rear elevation.

Dining Area 8'6" x 7'11"

Carpeted flooring dining area with ample space for your desired dining furniture, central heating radiator and access into the conservatory.

Living Room 14'4" x 10'8"

Spacious carpeted living room open plan with the dining room, central heating radiator, a feature fireplace and a window to the front elevation.

Conservatory 8'6" x 12'7"

Tiled flooring, surrounding windows, space for an extra sitting room, patio doors to the rear elevation.

Landing

Landing leading into all first floor rooms.

Bedroom One 9'10" x 10'2"

Spacious bedroom with built in wardrobes, central heating radiator and a window to the rear elevation.

Bedroom Two 10'2" x 9'0"

Spacious bedroom with built in wardrobes, central heating radiator and a window to the front elevation.

Bedroom Three 10'6" x 6'11"

Spacious bedroom with built in wardrobes, central heating radiator and a window to the front elevation.

Bathroom 8'7" x 5'5"

Four piece bathroom with bath, low flush WC, shower and hand wash basin.

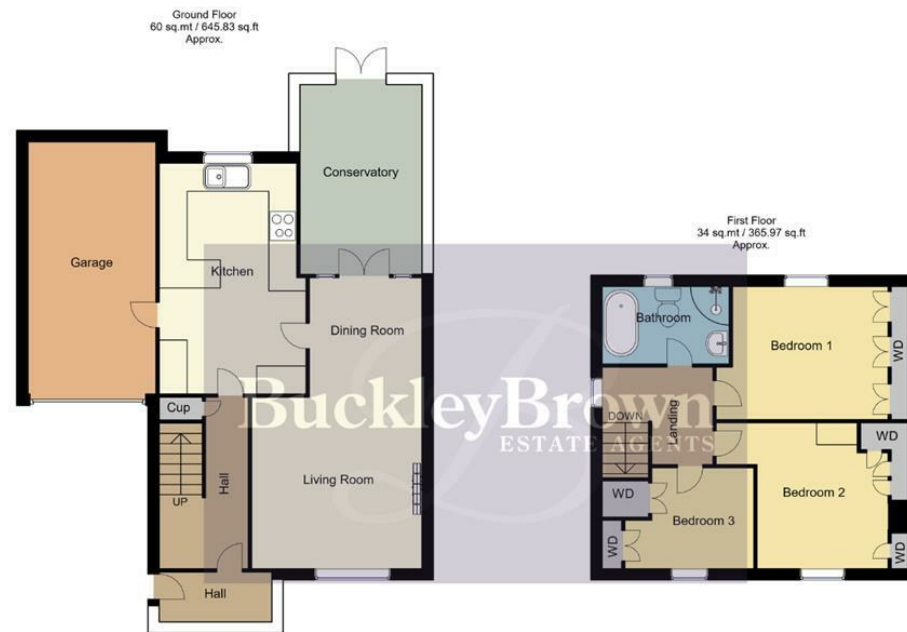
Garage 8'0" x 16'11"

This area is currently being used as a games room/play room.

Outside

Large driveway and lawn to the front elevation. To the rear is a well landscaped garden with a patio area perfect for alfresco dining.





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.

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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) A		
(81-91) B		
(69-80) C		
(55-68) D	71	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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