



£159,995 Freehold

52 FARNDON WAY | | MANSFIELD | NG19 6SR

**BuckleyBrown**  
ESTATE AGENTS

## THE ONE YOU'VE BEEN WAITING FOR!...

Located in the ever-convenient and sought-after area of Mansfield, this well-presented three-bedroom semi-detached property offers spacious living, stylish touches, and a beautifully landscaped garden — making it an ideal choice for families, first-time buyers, or anyone looking for a comfortable home with great amenities nearby.

Step inside and you're greeted by a bright and spacious lounge, complete with laminate flooring and a feature fireplace that creates a cosy yet contemporary feel. The living room flows effortlessly into the open-plan dining area, offering plenty of room for a table and chairs — perfect for family meals or entertaining guests.

Just off the dining room is the kitchen, which boasts a range of fitted cabinetry, generous worktop space, integrated appliances, and space for a washing machine — everything you need for modern living. Completing the ground floor is a light-filled conservatory, currently used as a second sitting room, providing additional space to relax or unwind.

Upstairs, you'll find three well-sized bedrooms, all tastefully decorated and offering ample room for furnishings. A well-maintained three-piece bathroom suite with shower over the bath completes the first floor.

Outside, the rear garden has been beautifully landscaped with a neat lawn, patio seating area, and decorative gravel — offering the perfect mix of relaxation and practicality. To the front, a block-paved driveway provides off-street parking for two cars.

Don't miss your chance to view this move-in-ready home in a fantastic location — call today to arrange your viewing!





### Kitchen

Complete with a range of matching wall and base units with complimentary work surface over, inset sink with mixer tap, integrated oven with hob and extractor hood over, space and plumbing for essential appliances, double glazed window, door leading outside and central heating radiator.

### Lounge Diner

Open plan living Diner with a feature fireplace surround as the focal point of this room. The living space has a window to front elevation, central heating radiator and laminate floor that continues to the dining space. There is ample space for dining furniture, central heating radiator and patio doors leading to the conservatory.

### Conservatory

Having full aspect windows, patio doors leading to the rear garden and a central heating radiator.

### First Floor Accomodation

Giving access to;

#### Bedroom One

Having a double glazed window, carpet flooring, fitted wardrobes and central heating radiator.

#### Bedroom Two

Having a double glazed window, carpet flooring, fitted wardrobes and central heating radiator.

#### Bedroom Three

Having a double glazed window, central heating radiator and wood panelled walls.



### Bathroom

Complete with a three piece suite comprising of panelled bath with shower over and glass screen, vanity hand wash basin, flow flush wc, tiled walls and falling and having a double glazed window.

### Outside

To the front of the property there is a blocked driveway providing off street parking. To the rear of the property there is large garden which is mostly laid to lawn but has dedicated seating areas along with gravel areas providing the perfect space to enjoy in the warmer months.



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			
(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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MANSFIELD  
NG19 6SR



## 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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