



£230,000 Freehold

12 PHOENIX CLOSE | | MANSFIELD | NG18 6AS

**BuckleyBrown**  
ESTATE AGENTS

## YOUR DREAM HOME AWAITS...

A beautifully presented modern semi-detached home, ideally situated in the highly sought-after area of Berry Hill, Mansfield. This stylish property offers spacious and versatile accommodation throughout, perfect for families, first-time buyers, or professionals alike.

The ground floor features a bright and welcoming living room, a convenient downstairs WC, and a contemporary kitchen/diner fitted with integrated appliances and ample space for dining and entertaining. French doors lead through to a lovely conservatory, providing an additional reception space with views over the landscaped rear garden.

To the first floor, the property boasts three well-proportioned bedrooms, including a generous principal bedroom with fitted wardrobes and a private en-suite shower room. A modern family bathroom serves the remaining bedrooms.

Externally, the home benefits from two parking spaces and a beautifully maintained, low-maintenance rear garden with patio seating areas, mature borders, and secure fencing.

Combining modern living with a desirable location, this fantastic home is ready to move straight into and must be viewed to be fully appreciated.

Call the office now to discuss arranging your viewing!





### Entrance Hall

Allowing access to;

### Living Room

Bright and spacious living room featuring wood-effect laminate flooring, a central heating radiator, and a large window to the front elevation allowing plenty of natural light.

### WC

Convenient and modern downstairs WC comprising a low-level WC, pedestal wash hand basin, wood-effect laminate flooring, central heating radiator, and a window to the side elevation.

### Kitchen/Diner

Stylish modern kitchen fitted with a range of wall and base units with complementary work surfaces and an inset sink with drainer. Integrated appliances include a fridge/freezer, cooker, gas hob with extractor hood over. Finished with wood-effect laminate flooring, a

central heating radiator, and a window to the rear elevation. French doors provide access to the conservatory, while there is ample space for a dining table.

### Conservatory

A wonderful additional reception space, perfect for relaxing and unwinding. Surrounded by windows offering lovely views over the rear garden, with French doors providing easy outdoor access. Finished with wood-effect laminate flooring.

### Landing

Allowing access to;

### Bedroom One

Generous double bedroom featuring fitted wardrobes, wood-effect laminate flooring, a central heating radiator, a window to the front elevation, and access to a private en-suite.



### Ensuite

Beautifully presented en-suite accessed from the principal bedroom, comprising a double shower cubicle, pedestal wash hand basin, low-level WC, central heating radiator, and a window to the front elevation.

### Bedroom Two

Further spacious double bedroom with wood-effect laminate flooring, a central heating radiator, and a window to the rear elevation.

### Bedroom Three

Currently used as a home office, this versatile room also makes an excellent third bedroom. Featuring wood-effect laminate flooring, a central heating radiator, and a window to the rear elevation.

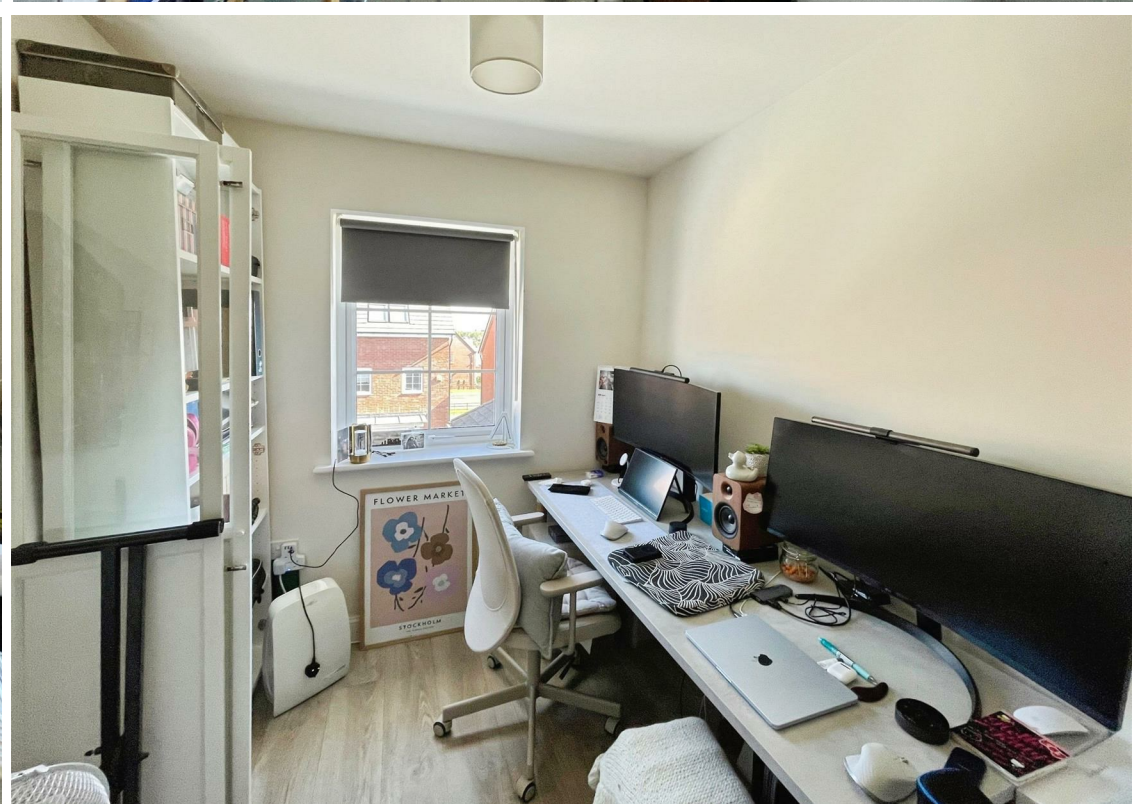
### Bathroom

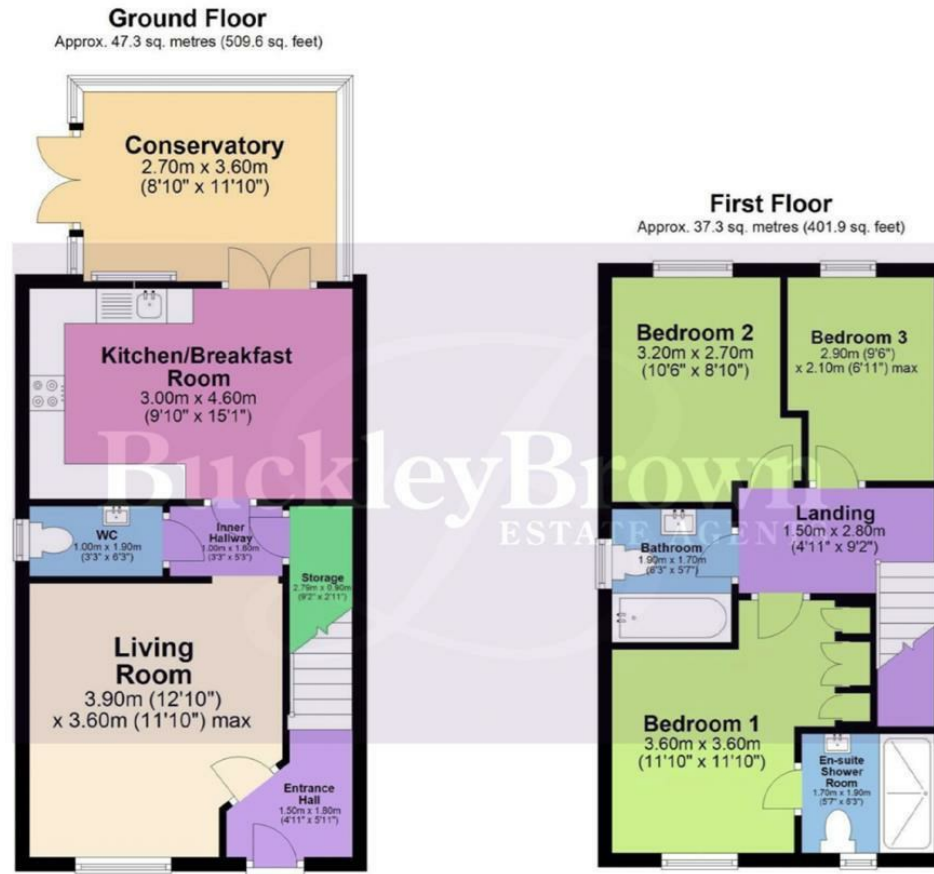
Well-appointed modern three-piece bathroom suite comprising a fitted bath with shower attachment over, pedestal wash hand basin,

low-level WC, central heating radiator, and a window to the side elevation.

### Outside

Beautifully presented both to the front and rear. The property offers two allocated parking spaces to the front elevation at the side. A gated entrance leads to the low-maintenance landscaped rear garden, featuring patio seating areas, mature borders, and enclosed fencing to the surround.





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>96</b>
(81-91) <b>B</b>		<b>84</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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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