



£315,000 Freehold

40 NEPTUNE WAY | MANSFIELD | NG18 6AT

**BuckleyBrown**  
ESTATE AGENTS

PERFECT FAMILY HOME!... Nestled in the charming area of Neptune Way, Mansfield, this delightful detached property offers a perfect blend of comfort and convenience along with four bedrooms. The location is ideal for families and professionals alike, with easy access to local amenities, schools, and transport links, ensuring that everything you need is just a stone's throw away.

Upon entering the home, you are greeted by a welcoming hallway that leads to a spacious living area, perfect for relaxation and entertaining. The well-appointed kitchen boasts modern appliances and ample storage, making it a joy to prepare meals. Adjacent to the kitchen, you will find a dining area that invites family gatherings and social occasions. The ground floor also features a convenient wc adding to the practicality of the space.

Venturing upstairs, you will discover a collection of four well-proportioned bedrooms, each offering a serene retreat for rest and relaxation. The master bedroom is particularly spacious, providing its very own en suite. The family bathroom is tastefully designed, featuring contemporary fixtures and fittings, ensuring a pleasant experience for all.

Outside, the property benefits from a lovely garden, perfect for enjoying the fresh air and sunshine. The outdoor space is ideal for children to play or for hosting summer barbecues with friends and family. Additionally, there is off-street parking available, providing convenience and peace of mind. This property truly offers a wonderful opportunity for those seeking a comfortable and inviting home in a desirable location.

Call now to arrange your viewing!





#### Bedroom One

10'2" x 10'5"  
Completed with carpeted flooring, central heating radiator and a window to the front elevation.

#### Bedroom Two

9'1" x 10'5"  
Completed with carpeted flooring, central heating radiator, built in double wardrobe and a window to the front elevation.

#### Bedroom Three

8'11" x 7'1"  
Completed with carpeted flooring, central heating radiator and a window to the front elevation.

#### Bedroom Four

9'0" x 6'9"  
Completed with carpeted flooring, central heating radiator and a window to the rear elevation.



#### Bathroom

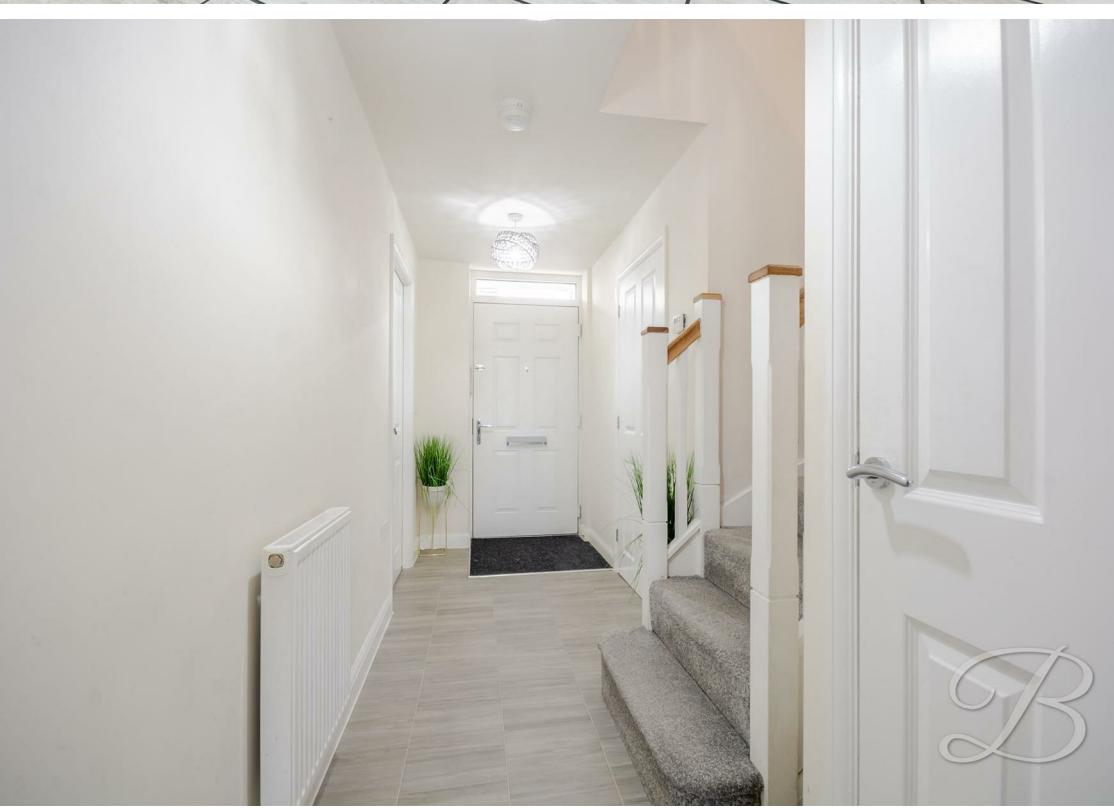
5'6" x 7'0"  
Completed with carpeted flooring, central heating radiator and a window to the side elevation.

#### En Suite

3'10" x 5'10"  
Completed with laminate flooring, hand wash basin, low flush toilet, walk-in shower, mounted towel rail and a window to the side elevation.

#### Outside

Low maintenance frontage with a pathway and decorative plants leading to the front door alongside a private driveway and garage. The rear garden boasts a large artificial lawn and patio seating area.





Buckley Brown  
ESTATE AGENTS

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. Specifically 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.

CC Ltd ©2018

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		94
(81-81) B		
(69-80) C		84
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

40 NEPTUNE WAY  
MANSFIELD  
NG18 6AT



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

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.

**B**  
**BuckleyBrown**  
ESTATE AGENTS