



Offers Around £245,000 Freehold

4 GREENDALE CLOSE | WARSOP | MANSFIELD | NG20 0EB

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ESTATE AGENTS

## LOVELY FAMILY HOME!

Nestled in the charming neighbourhood of Greendale Close in Warsop, Mansfield, this delightful detached house offers a perfect blend of comfort and convenience. The area is known for its friendly community and proximity to local amenities, making it an ideal location for families and professionals alike. With easy access to nearby parks and schools, this property is well-situated for those seeking a peaceful yet connected lifestyle. Let's take a look inside...

Upon entering the ground floor, you are greeted by a welcoming reception room that serves as the heart of the home. This spacious area is perfect for entertaining guests or enjoying quiet evenings with family. The layout flows seamlessly into the kitchen, which is well-equipped and designed for both functionality and style. From the kitchen/living area you will find a versatile conservatory. The ground floor also features a conveniently located WC.

Venturing upstairs, you will find three generously sized bedrooms, each offering a tranquil retreat for rest and relaxation. The natural light that floods these rooms creates a warm and inviting atmosphere, making them perfect for personalisation to suit your taste. Just off the landing is a modern four piece suite for the whole family to enjoy.

Outside, the property boasts a lovely garden that offers a private oasis for outdoor enjoyment. The detached nature of the house ensures a sense of privacy, making it a perfect spot for families or those seeking a peaceful retreat. Not to mention the front hosts a private driveway and garage.

Call now to arrange your viewing!





## Hall

Access into;

## Kitchen/Living Room 17'3" x 27'10"

Open plan layout, the kitchen comprising of a range of matching wall and base cabinets, inset sink and drainer, integrated appliances and a handy breakfast bar. Offering ample space for your desired furnishings. Windows and patio doors to the rear, giving access into the conservatory.

## Conservatory/Dining Room 12'6" x 10'4"

Versatile space with surrounding windows and patio doors opening to the side elevation.

## WC 3'5" x 5'10"

Fitted with a hand wash basin, low flush WC and a window to the front elevation.

## Landing

With leading access into;

## Bedroom One 17'3" x 10'8"

Carpeted flooring, central heating radiator, built in wardrobes and windows to the front elevation.

## Bedroom Two 8'7" x 10'9"

Carpeted flooring, central heating radiator and a window to the rear elevation.

## Bedroom Three 8'5" x 7'9"

Carpeted flooring, central heating radiator and a window to the rear elevation.



## Bathroom 5'4" x 6'6"

Four piece family suite comprising of a hand wash basin, low flush WC, bath and a separate shower. Window to the side elevation.

## Garage 7'9" x 17'7"

Accessible from the front elevation fitted with an external door to the rear elevation.

## Outside

Low maintenance frontage with a private driveway and a garage, providing secure off road parking. The rear garden has been beautifully landscaped with an artificial lawn, patio seating area and fence surround.



Ground Floor  
71sq.m/767.61sq.ft  
Approx



First Floor  
45sq.m/485.48sq.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. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-81) B		
(69-80) C		
(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		

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.

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