



Guide Price £210,000 Freehold

33 OCEAN DRIVE | WARSOP | MANSFIELD | NG20 0FD

**BuckleyBrown**  
ESTATE AGENTS



\*\*\* GUIDE PRICE £210,000 - £220,000 \*\*\*

### STYLISH, WELCOMING & READY TO IMPRESS!

Located in the popular area of Wasop, this beautifully presented three-bedroom semi-detached home returns to the market and is sure to capture attention once again. Finished with a contemporary yet warm feel throughout, the property has been meticulously maintained and offers a perfect balance of modern living and homely comfort. A viewing is highly recommended to truly appreciate what's on offer.

Step inside and you're greeted by an inviting entrance hall, where tasteful décor and eye-catching herringbone flooring immediately set the tone. From here, the heart of the home unfolds into a spacious kitchen/diner, thoughtfully designed with sleek cabinetry, ample work surfaces and plenty of room for family dining. Patio doors open directly onto the rear garden, creating a fantastic space for entertaining and everyday living alike.

The lounge is equally impressive — a bright and comfortable room ideal for unwinding, with further patio doors that seamlessly connect indoor and outdoor living during the warmer months. Completing the ground floor is a handy storage cupboard and a convenient WC.

Upstairs, the landing leads to three generously sized double bedrooms, all presented to an excellent standard. The main bedroom stands out with fitted wardrobes and the added luxury of a private en-suite. A modern family bathroom, finished with a crisp white suite, completes the first floor.

Externally, the property benefits from a private driveway providing off-street parking, while the rear garden offers a lawned area and a patio — perfect for outdoor furniture, social gatherings or simply enjoying some fresh air.

Homes of this quality don't stay available for long — contact our friendly team today to arrange your viewing and see it for yourself!





#### Entrance Hall

Giving access to;

#### Kitchen 9'8" x 15'3"

Complete with a range of matching wall and base units with complimentary work surface over, inset sink and drainer with mixer tap, integrated over with hob and extractor hood above. There is space and plumbing for washing machine, window to front elevation, patio doors leading outside and central heating radiator. There is ample space for dining furniture creating a great space to host.

#### Living Room 10'2" x 15'3"

Having window to front elevation, patio doors leading out to the rear garden, carpet flooring and central heating radiator.

#### WC

Complete with a low flush wc and hand wash basin.

#### First Floor Landing

Giving access to;

#### Bedroom One 10'4" x 11'6"

Benefiting for fitted wardrobes, carpet flooring, central heating radiator and window to front elevation. There is also access to its very own en-suite facilities.

#### En-Suite 7'5" x 7'10"

Complete with a three piece suite comprising of a low flush WC, hand wash basin and shower.

#### Bedroom Two 11'11" x 7'6"

Having a window to rear elevation, carpet flooring and central heating radiator.



#### Bedroom Three 12'2" x 7'6"

Having a window to front elevation, carpet flooring, built in cupboard and central heating radiator.

#### Bathroom 5'4" x 7'10"

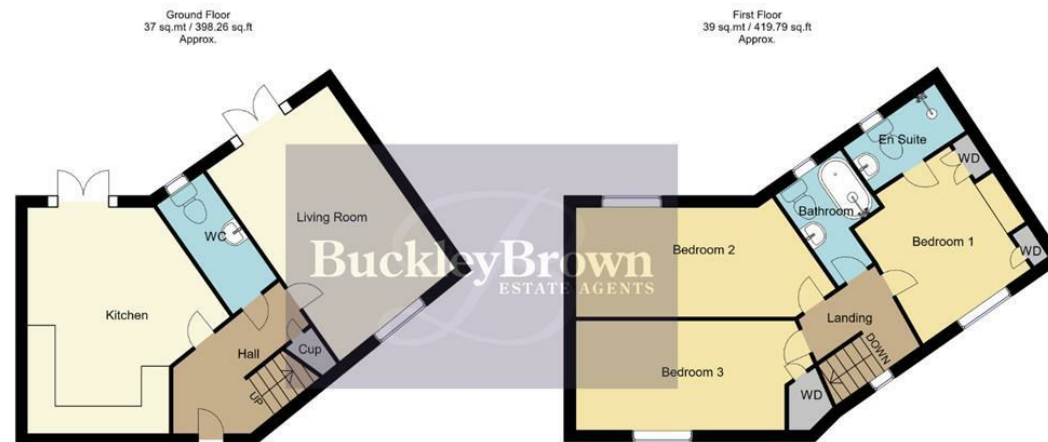
Complete with a three piece suite comprising of a panelled bath with shower over, hand wash basin and low flush WC.

#### Outside

Featuring a driveway with space for off-street parking and a low maintenance garden mostly laid to lawn and having dedicated patio seating area.







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.

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) <b>A</b>		
(81-91) <b>B</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		
England & Wales		
EU Directive 2002/91/EC		



33 OCEAN DRIVE  
WARSOP  
MANSFIELD  
NG20 0FD



## 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.

**BuckleyBrown**  
ESTATE AGENTS