



Offers Around £170,000 Freehold

55 SYCAMORE STREET | CHURCH WARSOP | MANSFIELD | NG20 0TL

**BuckleyBrown**  
ESTATE AGENTS

## IDEAL FAMILY HOME OFFERING SPACE, COMFORT AND CONVENIENCE...

Located on Sycamore Street in the popular and well-established area of Church Warsop, Mansfield, this attractive semi-detached home enjoys excellent access to local amenities, schools, shops and transport links, making it an ideal choice for families and commuters alike. Built in 1925, the property blends period charm with comfortable, practical living.

Upon entry, a welcoming porch leads into a spacious hallway. The ground floor features a well-appointed kitchen and dining room, ideal for family meals and entertaining, alongside a generous living room that offers plenty of space to relax. A useful utility room further enhances the practicality of the home.

To the first floor are three well-proportioned bedrooms, two of which benefit from built-in cupboards providing ample storage. The modern bathroom is fitted with a stylish three-piece suite, offering comfort and convenience for the whole household.

Externally, the property boasts a well-maintained garden, creating an inviting space for outdoor enjoyment. The semi-detached position offers a good level of privacy while remaining part of a friendly and established community.

This charming home is perfectly suited to families or buyers seeking a comfortable property in a desirable location. Call today to arrange your viewing and avoid missing out – 01623 633633.





#### Porch

Porch on entrance to;

#### Hallway

Hallway leading to;

#### Living Room 11'1" x 16'3"

Spacious living room with carpeted flooring, central heating radiator, and a beautiful bay window to the front, along with patio doors opening to the rear garden.

#### Kitchen/Dining Room 10'10" x 16'3"

Spacious kitchen area featuring laminate flooring, matching cabinetry, and ample worktop space, including an island/breakfast bar. The kitchen benefits from an inset sink, tiled splashback, space for integrated appliances, and a

designated dining area with ample room for your chosen dining furniture.

#### Utility

Utility area with worktops and ample space for appliances, door to the rear.

#### Landing

Landing leading to the first floor.

#### Bedroom One 10'10" x 9'6"

Carpeted flooring with central heating radiator, built in wardrobe and window to the front elevation.

#### Bedroom Two 11'7" x 8'9"

Carpeted flooring with central heating radiator, built in wardrobe and window to the front elevation.



#### Bedroom Three 8'7" x 6'11"

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

#### Bathroom 7'7".x 6'2"

Three piece suite with bath and shower over, low flush WC and hand wash basin with window to the rear elevation.

#### Outside

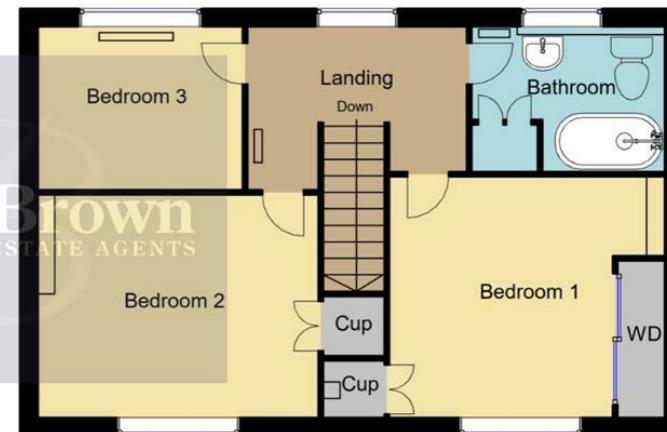
To the front, there is a raised lawn area and a driveway providing off-street parking for one car. To the rear, the garden features a spacious lawn and a patio, perfect for outdoor seating and entertaining.



Ground Floor  
47sq.m/508.50sq.ft  
Approx



First Floor  
42sq.m/448.29sq.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	74	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

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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