

£245,000

Abbey Court, Mansfield,



Welcome to **BuckleyBrown**, where every home is carefully presented, so you can explore with clarity and confidence.

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'This really is the definition of a true family home. Set just a stone's throw from a primary school and with a bright south-facing garden, it offers that perfect balance of space, comfort and everyday convenience. You will love this one.'

Luke, Valuer



## A STYLISH HOME FOR MODERN FAMILY LIFE

***A well-presented three-bedroom detached home offering spacious accommodation throughout, complete with a garage and off-road parking.***

The property has been modernised to a high standard in most areas, creating a stylish and comfortable living space, with the kitchen providing an excellent opportunity for a new owner to add their own personal touch



## THE FINER DETAILS

*Situated in a popular residential area of Mansfield, this three-bedroom detached family home offers spacious accommodation, excellent outdoor space, and the opportunity for a purchaser to add their own stamp in certain areas.*

The ground floor comprises a welcoming porch and entrance hall, a comfortable lounge, separate dining room, fitted kitchen, and useful storage space, providing a practical layout for modern family living.

To the first floor are three well-proportioned bedrooms, a family bathroom, and a separate WC, offering flexible accommodation for growing families.

Externally, the property benefits from a garage and driveway providing off-road parking for one vehicle. The well-maintained front garden is mainly laid to lawn with a variety of mature flowers and shrubs. To the rear, there is a useful outbuilding/storage area, a generous lawned garden, vegetable patch, along with a patio seating space, creating an ideal setting for gardening, entertaining, and enjoying the outdoors.





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## LIFE IN MANSFIELD

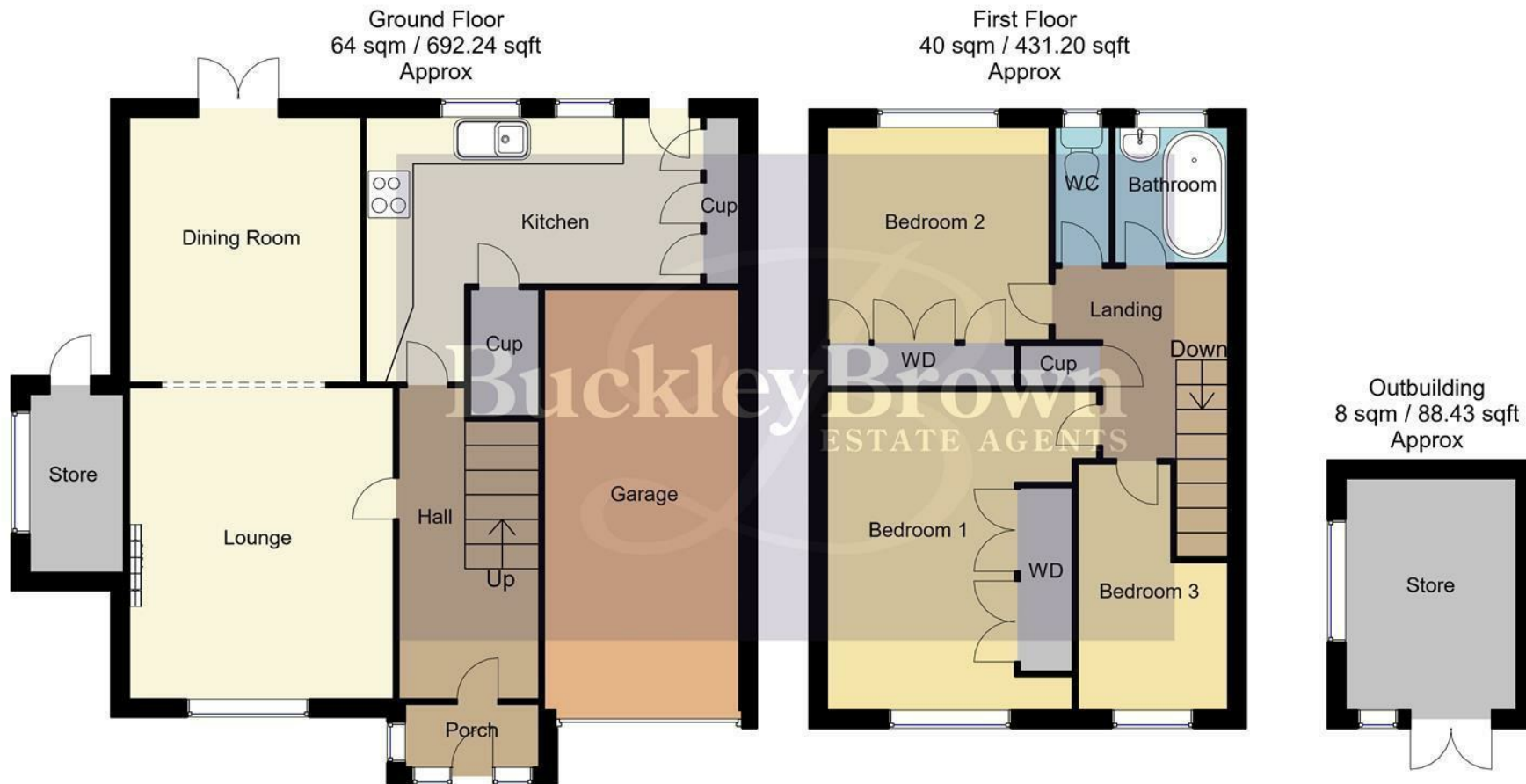
***Mansfield is a vibrant market town with a strong sense of community and a wealth of amenities close at hand.***

The town centre offers a variety of shops, supermarkets, cafés, restaurants, and leisure facilities, catering to the needs of residents of all ages.

Families are well served by a selection of primary and secondary schools, healthcare facilities, and recreational spaces. Regular local events and community activities help create a welcoming atmosphere, making Mansfield a popular place to put down roots.

For those who enjoy the outdoors, Mansfield is ideally positioned close to some of Nottinghamshire's most beautiful countryside. Sherwood Forest, Clumber Park, and numerous walking and cycling routes are all within easy reach, while excellent road and rail links provide convenient connections to Nottingham, Sheffield, and beyond.





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.

## Key Features

Three-bedroom detached family home

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Popular residential location in Mansfield

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Spacious lounge and separate dining room

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Fitted kitchen with useful storage space

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Family bathroom and separate WC

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Well-maintained front garden with flowers and shrubs

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Generous rear garden with lawn and patio area

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Vegetable patch

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Excellent potential to modernise the kitchen

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Council tax band - C

EPC- D

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exceptional representation.

Let's Chat.

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