



£210,000

Birkland Avenue, Warsop, Mansfield,



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

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"This is the one you've been waiting for. A beautifully presented, well-proportioned home offering impressive downstairs living space and a private garden to enjoy. Ready to move straight into, this is a standout opportunity that simply won't be around for long"

- Luke, Valuer



YOUR NEXT FAMILY HOME AWAITS

Offering spacious and well-presented family living, this attractive three-bedroom home has been lovingly maintained and updated throughout with modern features and a characterful finish.

The property is ready to move straight into and provides a bright, welcoming environment ideal for both everyday living and entertaining. With a generous layout and a large, well-kept rear garden, it is perfectly suited to growing families or anyone seeking a comfortable, move-in-ready home with excellent indoor and outdoor space.



THE FINER DETAILS

This well-presented home offers spacious and versatile accommodation throughout, ideal for modern family living.

The ground floor offers a welcoming entrance hallway which leads through to a spacious and well-proportioned living room, enhanced by a charming bay window that allows natural light to flood the space. To the rear of the property is a modern open-plan kitchen/dining room, thoughtfully designed to create an ideal setting for both everyday family living and entertaining, with direct access out to the rear garden, seamlessly connecting indoor and outdoor spaces.

Upstairs, the property continues to impress with three well-kept bedrooms, each offering versatile accommodation suitable for a variety of uses such as guest rooms, home office space, or children's bedrooms. There is also a practical laundry/study room providing additional functionality, along with a contemporary shower room serving the first floor.

Externally, the property benefits from a private gravel driveway to the front, offering convenient off-road parking. To the rear is a beautifully arranged and enclosed garden, featuring a decked seating area ideal for outdoor dining and relaxation, a neatly maintained lawn, and fenced boundaries providing privacy and a safe, secure environment.

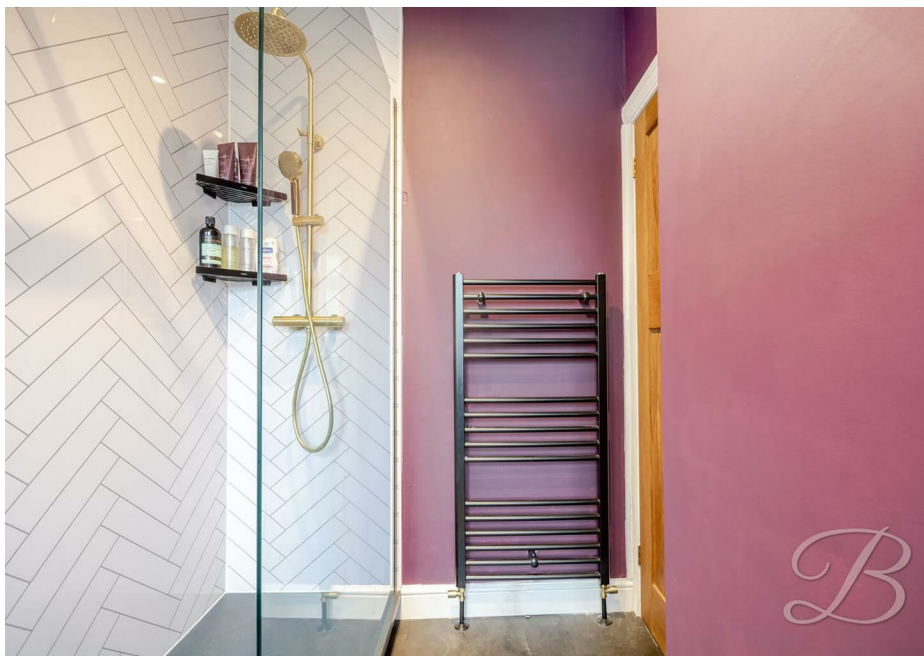




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LIFE IN WARSOP

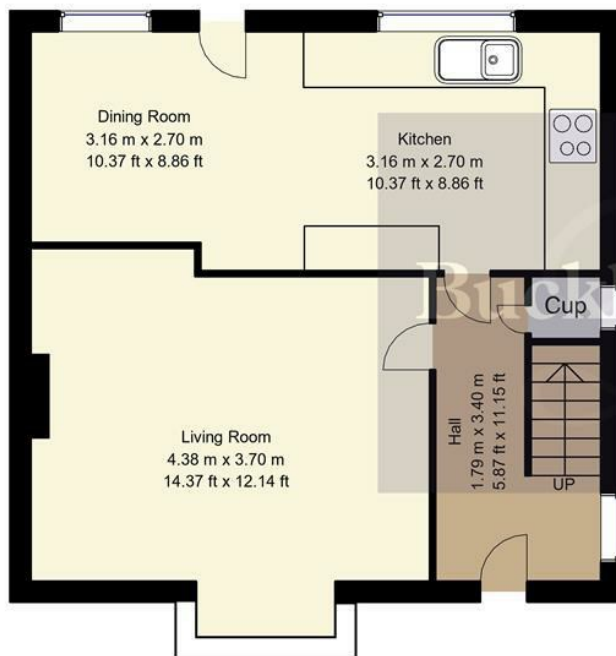
Life in Warsop offers a relaxed and community-focused lifestyle, surrounded by attractive Nottinghamshire countryside.

The area is particularly popular with families and those looking for a quieter pace of life, with several well-regarded schools and plenty of green spaces nearby. Sherwood Forest and the surrounding countryside are just a short distance away, offering excellent walking, cycling, and outdoor leisure opportunities.

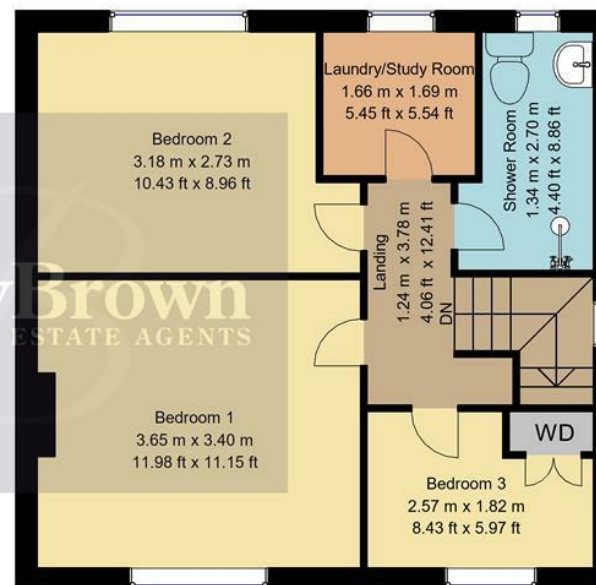
Warsop also benefits from good transport links to Mansfield and further afield, making it a practical choice for commuters who want a more peaceful setting to return home to. Overall, it combines a friendly small-town feel with easy access to both nature and nearby towns.



Ground Floor
42sq.m/457.37sq.ft
Approx



First Floor
40sq.m/425.73sq.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. 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 well proportioned bedrooms

Spacious living room with a bay window

Open plan kitchen/dining room

Versatile study/laundry room

Private gravel driveway

Enclosed rear garden with well kept lawn and decked seating

EPC- C

COUNCIL TAX BAND- C

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