



£230,000 Freehold

41 BLACK ROCK WAY | | MANSFIELD | NG18 4YE

BuckleyBrown
ESTATE AGENTS

SPACE TO LOVE, ROOM TO BREATHE. in the sought-after Black Rock Way area of Mansfield, this delightful semi-detached home combines modern comfort with a welcoming atmosphere. Boasting three well-proportioned bedrooms, it offers an ideal space for families or anyone in need of extra room in a friendly neighbourhood.

Upon entering the ground floor, you are greeted by a spacious hallway leading to a bright and inviting living room, perfect for relaxation or entertaining guests. The kitchen is thoughtfully designed with matching cabinets, ample worktop space, integrated appliances including an oven, and an inset sink with space for additional appliances. Adjoining the kitchen, the dining area provides a perfect setting for family meals and gatherings. A convenient low-flush WC completes the practical layout of the ground floor.

Upstairs, the first floor comprises three generously sized bedrooms, each offering a peaceful retreat for rest and relaxation. The well-appointed bathroom serves the household's needs, while the layout ensures plenty of natural light and a sense of space throughout.

Externally, the property features a driveway and garage to the front elevation, providing convenient off-street parking. To the rear, there is a well-maintained lawn and a decking area, ideal for outdoor entertaining, gardening, or simply enjoying the fresh air. The semi-detached nature of the house allows for privacy while still being part of a friendly community.





Hall
Hallway leading to;

Living Room 10'4" x 16'9"
Spacious carpeted living room with central heating radiator, window to the front and patio doors to the rear.

Kitchen/Dining Room 9'2" x 16'9"
Spacious kitchen featuring matching cabinets and ample worktop space. Integrated appliances include an oven, and there is an inset sink with room for additional appliances. The room benefits from a central heating radiator, a front-facing window, and a rear patio door providing access to the garden or outdoor area.

WC 2'11" x 5'11"
Low flush WC and hand wash basin.

Landing
Landing leading to the;
Bedroom One 9'5" x 16'9"
Spacious carpeted master bedroom with built in wardrobe, central heating radiator and access to its own en suite.

En Suite 9'5" x 4'8"
Three piece en suite with low flush WC, hand wash basin and shower.

Bedroom Two 10'10" x 9'2"
Spacious bedroom with carpeted flooring, central heating radiator and window to the rear elevation.

Bedroom Three 10'6" x 7'3"
Spacious bedroom with carpeted flooring, central heating radiator and window to the front elevation.

Bathroom 6'6" x 6'6"
Three piece bathroom with bath, hand wash basin and low flush WC.

Outside
Driveway and garage to the front elevation. to the rear is a well maintained lawn and decking area. The property features a driveway and garage at the front elevation, providing convenient off-street parking. To the rear, there is a well-maintained lawn and a decking area, ideal for outdoor entertaining or relaxing.





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. Specially no guarantee is given on the total square footage of the property if quoted on this plan.
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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) A			
(81-91) B		83	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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