



Guide Price £360,000

3 BARN OWL CLOSE | CHURCH WARSOP | MANSFIELD | NG20 0SH

BuckleyBrown
ESTATE AGENTS

GUIDE PRICE *£360,000-£380,000*

HERE IT IS!

We present to you this modern four bedroom detached property. Positioned in the popular and convenient area of Church Warsop, nearby a range of local amenities such as handy shops, schools and parks. This house hosts a well-planned layout, ensuring ample space for the comfort of a family.

Upon entering this property, you will be greeted by a spacious hallway that provides a built in storage cupboard and WC for added convenience. The living room, designed with comfort and style hosts a beautiful feature fireplace, creating a perfect place to relax. From here, you will find the dining room, which is ideal for family meals or entertaining guests, with room for a large table and chairs. The kitchen is complete with a matching set of high gloss cabinets, offering plenty of storage and workspace. A separate utility room can be found next to the kitchen, providing additional space for appliances and handy storage. Finally, you will find the sun room, which provides a bright and airy space with surrounding windows that invite the natural light in for that relaxing atmosphere.

Heading upstairs, you will be welcomed by four generously sized bedrooms, which have all been well-maintained with neutral decor throughout. The master bedroom is complete with its own en-suite facility and built in wardrobes, offering both privacy and practicality. The second and third bedroom further benefit from built in wardrobes. The main bathroom is equally as impressive, with a stunning three piece suite that includes a bath with an over head shower. Lets venture further...

The outside boasts an enclosed garden with laid lawn and patio areas with surrounding decorative shrubs, providing that extra privacy. To the front of the property you will find an impressed concrete driveway, creating ample off-road parking and leading to the garage. The garage gives the advantage to be a handy storage space or create further parking.





Entrance Hall

With carpeted flooring, a built in storage cupboard and stairs leading to the first floor. Doors provide access to;

WC

Complete with a low flush WC and hand wash basin.

Living Room 12'9" x 15'10"

With carpeted flooring, feature fireplace, bay window to front elevation and door allowing access into the dining room.

Dining room 8'4" x 14'7"

With carpeted flooring and doors allowing access to the sun room and kitchen/diner.

Sun Room 11'7" x 11'1"

With carpeted flooring and surrounding windows and double doors allowing access to the rear garden.

Kitchen/Diner 10'9" x 20'1"

The kitchen is complete with a range of high gloss matching units and cabinetry with ample worktop space with an inset sink and drainer. There are a range of integrated appliances which include an oven and electric hob with an extractor hood over. The kitchen also lends itself nicely as a dining area, as there is space for a dining table and chairs. Doors providing access to the rear and garden and utility room.

Utility 6'1" x 8'8"

With tiled flooring, extra storage and worktop space, as-well as additional room for other appliances. Door through to the garage.

Landing

Laid with carpet flooring. There is a useful storage cupboard. Doors provide access into;

Bedroom One 12'9" x 13'1"

With carpeted flooring, central heating



radiator and window to front elevation. This room also benefits from fitted wardrobes and an en-suite.

En-suite 6'2" x 6'3"

Complete with a three piece suite including a walk in shower, low flush WC and hand wash basin.

Bedroom Two 11'6" x 11'10"

With carpeted flooring, central heating radiator, window to front elevation and a fitted wardrobe.

Bedroom Three 10'4" x 11'10"

With carpeted flooring, central heating radiator, window to rear elevation and a fitted wardrobe.

Bedroom Four 11'1" x 11'1"

With carpeted flooring, central heating radiator and a window to rear elevation.

Bathroom 7'6" x 8'0"

Complete with a three piece suite including a bath with an over head shower, low flush WC and hand wash basin.

Outside

To the front of the property you will find an impressed concrete driveway, providing ample off-road parking. To the rear of the property, you will find a laid lawn and patio area with surrounding fencing and decorative shrubs. The garden has amazing views over an open grassed and woodland area, overlooking a small river. The garden also benefits from a shed, creating extra handy storage.

Garage 8'10" x 10'5"

Accessible from the front elevation and through the inside of the property through the utility room. Provides extra off-road parking or handy storage space.





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 not to 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.

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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		
(81-80) B		
(69-68) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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