



Offers Over £210,000 Freehold

22 NORBURY DRIVE | MANSFIELD | NG18 4HU

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ESTATE AGENTS

**\*\*NO CHAIN\*\* YOUR NEXT MOVE!...** Nestled on the charming Norbury Drive in Mansfield, this semi-detached house presents a wonderful opportunity for those with a vision. The location is ideal, offering a peaceful residential atmosphere while being conveniently close to local amenities, schools, and transport links. With a touch of modernisation, this property could transform into a delightful family home, brimming with character and comfort. Let's see what's to offer...

As you step inside, the ground floor greets you with a spacious layout that invites creativity. The living room, bathed in natural light, provides a warm and welcoming space for family gatherings or quiet evenings. The kitchen, though in need of some updating, offers ample room for culinary adventures and could easily be reimagined into a contemporary cooking haven. Not to mention additional room for your dining furnishings. Finally, the ground floor hosts a bright and airy conservatory!

Venturing upstairs, you will find three well-proportioned bedrooms, two of which benefit from built-in wardrobes. These rooms are a blank canvas, ready for your personal touch to create cosy retreats for rest and relaxation. The potential for modernising the bathroom is also evident, allowing for the creation of a stylish sanctuary to unwind after a long day.

Outside, the property boasts a generous garden along with a convenient outbuilding. The semi-detached nature of the house also provides a sense of privacy, making it an ideal setting for family life. In summary, this property on Norbury Drive is a promising opportunity for those looking to invest in a home that can be tailored to their tastes and needs.

Call now to arrange your viewing & make your vision come to life!





#### Hall

Window to the rear elevation and further access into the main hallway.

#### Hallway

With leading access into;

#### Living Room 10'10" x 16'7"

Carpeted reception room with a central heating radiator, feature fireplace, bay window to the front and patio doors opening to the rear elevation.

#### Kitchen 8'11" x 13'6"

Complete with a range of matching cabinets, inset sink with drainer and additional space and plumbing for necessary appliances. Dual aspect windows to the rear and side elevations.

#### Conservatory 8'2" x 16'6"

Bright and airy space with surrounding windows patio doors opening to the front elevation and a single external door to the rear.

#### Landing

Window to the side and further access into;

#### Bedroom One 11'3" x 10'4"

Carpeted flooring, central heating radiator, built in wardrobes and a bay window to the front elevation.

#### Bedroom Two 8'11" x 13'6"

Carpeted flooring, central heating radiator and dual aspect windows to the side and rear elevation.



#### Bedroom Three 6'3" x 7'1"

Carpeted flooring, central heating radiator, built in wardrobes and a window to the front elevation.

#### Bathroom 11'3" x 5'9"

Three piece suite including a hand wash basin, low flush WC and a bath. Window to the rear.

#### Utility

Handy storage space with a window to the front elevation.

#### Outbuilding 9'6" x 19'0"

External brick built building located in the rear garden with a window and patio doors opening to the side.

#### Outside

Low maintenance frontage with decorative shrubs and a private driveway allowing for secure off road parking. The rear garden boasts an expansive lawn area, outbuilding and fence surround.





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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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		
(81-81) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	60	73

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England & Wales

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