



Offers Over £265,000 Freehold

24 PHOENIX RISE | PLEASLEY | MANSFIELD | NG19 7EY

**BuckleyBrown**  
ESTATE AGENTS

A BEAUTIFULLY PRESENTED HOME IN A PEACEFUL LOCATION... Located in the desirable area of Phoenix Rise, Pleasley, Mansfield, this delightful three bedroom detached house offers a perfect blend of comfort and modern living. With its appealing façade and well-maintained surroundings, this property is an ideal family home, providing a peaceful retreat while being conveniently located near local amenities and transport links.

As you step inside, you are greeted by a welcoming entrance that leads to a spacious kitchen and dining room, perfect for family gatherings and entertaining friends. The kitchen is well-equipped, allowing for culinary creativity, while the dining area offers a lovely space to enjoy meals together. Adjacent to this, a utility room provides practicality, ensuring that chores are easily managed. The inviting living room is a wonderful spot to relax, featuring ample space for comfortable seating. A convenient WC on the ground floor adds to the functionality of this well-designed home.

Venturing to the first floor, you will discover three generously sized bedrooms, each offering a serene space for rest and relaxation. The master bedroom boasts the luxury of an en suite bathroom, providing a private sanctuary for the homeowners. The main family bathroom is also located on this floor, designed to cater to the needs of the entire household with ease and comfort.

Outside, the property features a well-maintained garden, providing a delightful outdoor space for children to play or for hosting summer barbecues. The garden is spacious area with a lawn and patio, ready for your personal touch, whether that be a tranquil seating area or vibrant flower beds. This home at Phoenix Rise is not just a house; it is a place where memories are made, and a lifestyle of comfort awaits.





#### Hall

Laminate flooring, central heating radiator and access into;

#### Kitchen/Dining Room 9'1" x 16'11"

A superb kitchen complete with matching cabinets and generous worktop space, offering room for integrated appliances. Features include an inset sink, a central heating radiator and windows to both the front and rear elevations, flooding the space with natural light. The dining area provides ample space for your choice of furniture, making it ideal for everyday living and entertaining.

#### Utility 6'6" x 4'10"

A practical utility area offering space for appliances, complementary worktop surfaces, central heating radiator and

fitted cupboards. External door to the rear giving access to the patio.

#### Living Room 9'6" x 16'11"

A comfortable living room featuring carpeted flooring, two central heating radiators, and windows to both the front and rear elevations, creating a bright and airy space throughout the day.

#### WC

Low flush WC with hand wash basin.

#### Landing

Landing leading to the first floor fitted with a central heating radiator.

#### Bedroom One 10'4" x 9'9"

Carpeted bedroom with central heating radiator and window to the front elevation. Access to its own en suite.



#### En Suite 4'8" x 8'5"

Three piece suite with low flush WC, hand wash basin and shower. Additionally fitted with a central heating radiator.

#### Bedroom Two 10'2" x 9'4"

Carpeted bedroom with central heating radiator, built in wardrobe and window to the front elevation.

#### Bedroom Three 6'11" x 6'9"

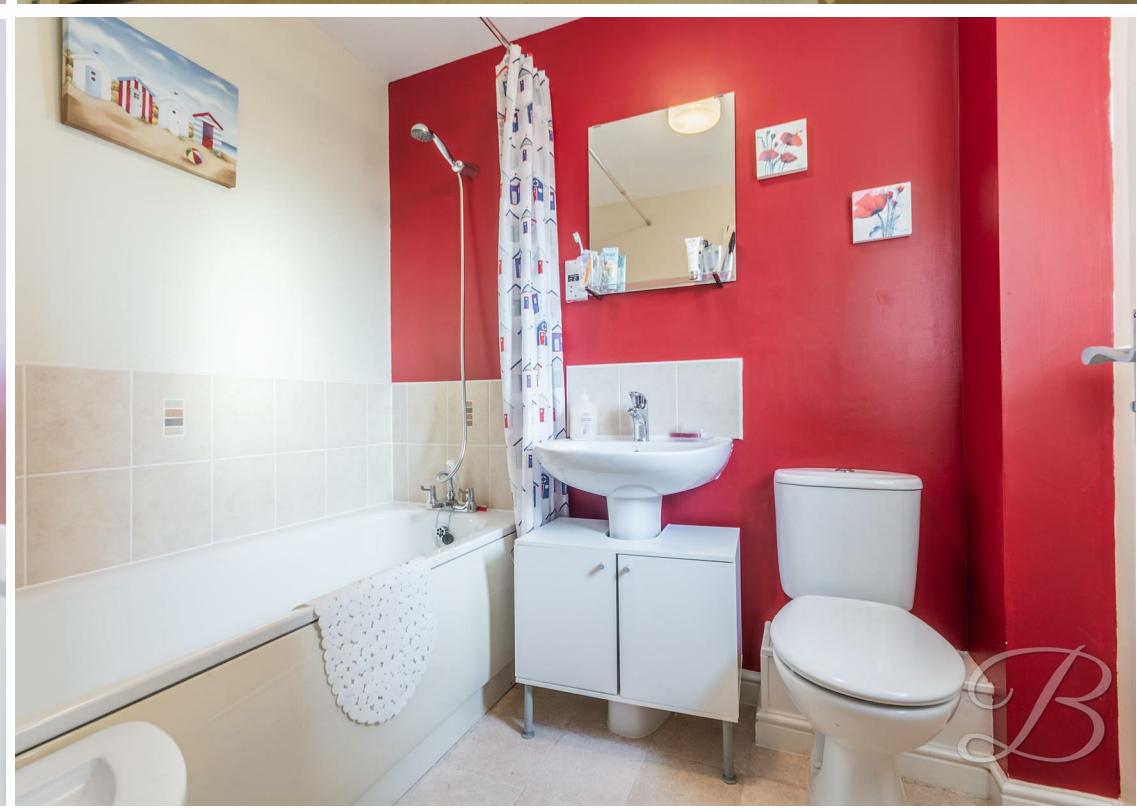
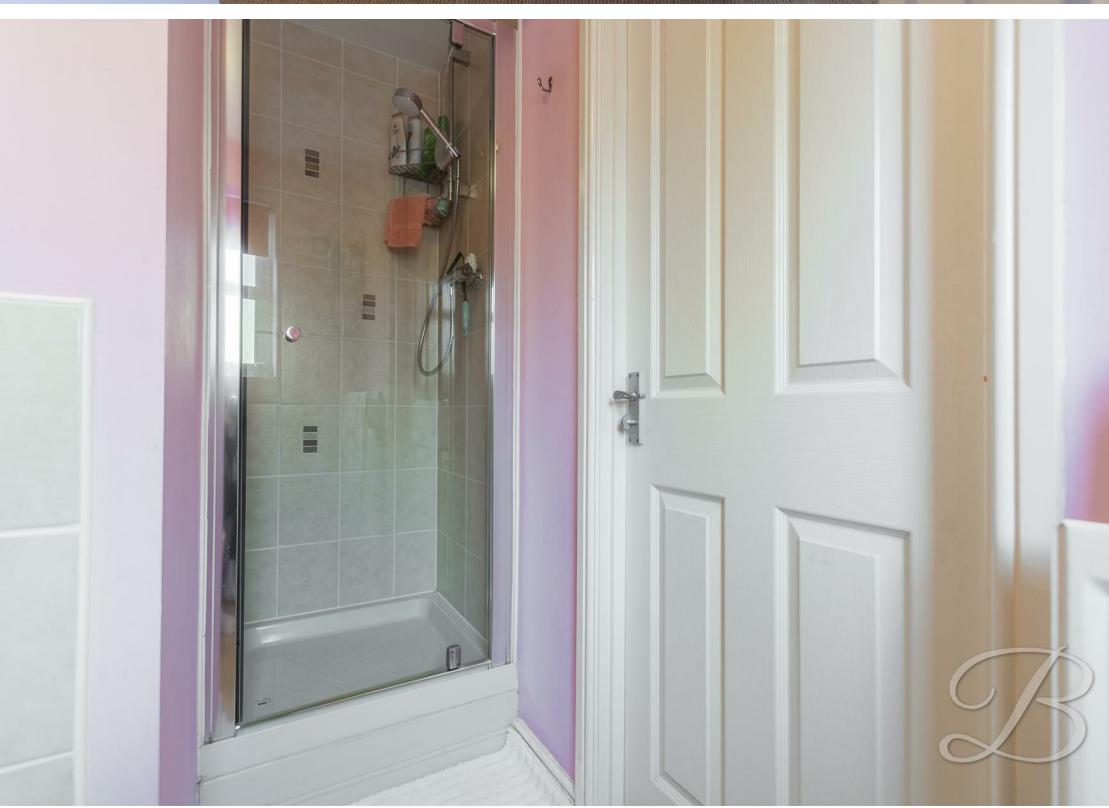
Carpeted bedroom with central heating radiator and window to the rear elevation. Ideal for a home office/nursery.

#### Bathroom 5'6" x 7'3"

Three piece suite with a low flush WC, hand wash basin and a bath with an overhead shower. Additionally fitted with a hand wash basin.

#### Outside

A generous driveway providing parking for up to three vehicles, complemented by a low-maintenance front garden laid with decorative stone and a footpath leading to the front door. To the rear, a spacious garden offers a well-kept lawn and patio area, ideal for outdoor relaxation and entertaining.





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 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.

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| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-81) B                                   |         |           |
| (69-80) C                                   | 77      | 81        |
| (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                             |         |           |

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.

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