



£245,000 Freehold

11B SHERWOOD STREET | WARSOP | MANSFIELD | NG20 0JP

BuckleyBrown
ESTATE AGENTS

Welcome to this charming bungalow located on Sherwood Street in the picturesque village of Warsop close to local shops, amenities and walking routes. The property's layout is perfect for those seeking a cosy and inviting home. Whether you are looking to downsize or searching for a quaint family home, this property offers the ideal setting for your needs. Let's take a look inside..

As you are welcomed into the entrance hallway you will already begin to get a sense of what this property has to offer! The first door you will come to is the kitchen. Fitted with a range of matching wall and base units with complimentary work surface over there is plenty of space for practising your culinary skills. Next you will enter the beautiful lounge dining room, this has copious space for entertaining and enjoying time with family and friends! There are also patio doors leading outside and providing views over the garden.

The bungalow boasts three bedrooms all of which are a good size and have the flexibility to be used to the new owners needs. The current owners are using the third bedrooms as snug! The bathroom has a three piece suite comprising a large corner bath perfect for relaxing in, after a busy day!

Outside of the property there is off street parking for two vehicles. To the rear of the property there is a wrap around garden which features a well maintained lawn with added privacy for mature trees and shrubs. There are also low maintenance gravelled areas with a patio seating space to enjoy the outdoor furniture in the warmer months!

Don't miss out on the opportunity to make this charming bungalow your own. Contact us today to arrange a viewing and experience the tranquillity and comfort that Sherwood Street has to offer!





Entrance Hallway

With windows to the front elevation, storage cupboard and further access to;

Kitchen/Dining Room 10'2" x 11'10"

Complete with a range of matching shaker style cabinets, ample worktop space, integrated appliances and a breakfast bar area. With a window to the front elevation and an external door to the side.

Lounge 11'10" x 16'10"

Spacious room with a window to the side elevation and an open plan layout to the dining area.

Dining Room 11'10" x 14'7"

Light and airy room fitted with windows to both the rear and side along with patio doors giving access to the garden.

Bedroom One 10'11" x 14'11"

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

Bedroom Two 9'10" x 10'10"

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

Bedroom Three 5'11" x 10'4"

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

Bathroom 5'9" x 10'0"

Three piece suite comprising of a hand wash basin, low flush WC and a bath. With a window to the side elevation.

Shed 7'6" x 9'8"

Outbuilding offering a great storage space.



Outside

Low maintenance frontage offering a private driveway for two cars. You will also find a wrap around garden comprising a well established lawn, decorative gravel areas, patio seating area 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. 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.

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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 | | |
| (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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