



£280,000 Freehold

2 PHOENIX CLOSE | | MANSFIELD | NG18 6AS

**BuckleyBrown**  
ESTATE AGENTS

## A REAL GEM IN BERRY HILL!...

Positioned on a modern and sought-after estate in the ever-popular Berry Hill area, this superb three-bedroom detached home is a fantastic find for any growing family seeking stylish and contemporary living.

From the moment you step inside, you'll be impressed by the well-planned layout and abundance of natural light that flows throughout. The spacious lounge enjoys a front-facing window and French doors to the rear, creating a bright and airy space with easy access to the garden—perfect for relaxing or entertaining guests. The open-plan kitchen diner is equally impressive, boasting a modern range of units, ample worktop space, and plenty of room for a dining table.

Completing the ground floor is a handy WC, ideal for everyday convenience.

Upstairs hosts three well-proportioned bedrooms, all offering plenty of space for your furnishings. The master bedroom benefits from its very own private ensuite, while the family bathroom, just off the landing, is fitted with a sleek three-piece suite.

Outside, the rear garden is mainly laid to lawn with a lovely patio seating area—perfect for alfresco dining or enjoying those sunny days. To the front, there's a driveway and garage providing ample off-street parking.

Don't miss out on this modern and well-positioned home—contact us today to arrange your viewing!





#### Hall

With access to;

#### Living Room 9'2" x 17'7"

The lounge comprises stylish laminate flooring, central heating radiators and a window to the front elevation with french doors to the rear leading onto the garden.

#### Kitchen/Dining Room 10'9" x 17'6"

The kitchen is complete with a range of modern cabinetry and units with work surfaces above, integrated appliances and ample space for a dining room table and chairs. With a window to front elevation and french doors to the rear of the property.

#### WC 8'2" x 8'10"

Including hand wash basin and low flush WC.

#### Landing

With access to;

#### Bedroom One 10'2" x 11'9"

Complete with laminate flooring, central heating radiator and window to front elevation.

#### Ensuite 5'4" x 6'11"

Complete with a three piece suite. Including a shower cubicle, hand wash basin and low flush WC. With window to rear elevation.



#### Bedroom Two 8'9" x 10'4"

Complete with laminate flooring, central heating radiator and window to rear elevation.

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

Complete with laminate flooring, central heating radiator and window to front elevation.

#### Bathroom

Complete with a three piece suite. Including a bathtub, hand wash basin and low flush WC. With window to rear elevation.

#### Outside

The garden hosts a lovely well kept lawn and a patio seating area with fence

surrounding for privacy. The front accomodates a garage for ample storage and a driveway for off street parking.

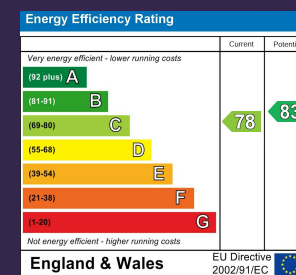




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. 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 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.



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MANSFIELD  
NG18 6AS



## BuckleyBrown Estate Agents

55 - 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND  
23 High Street | Edwinstowe | Nottinghamshire | NG21 9QP  
1 Market Place | Bolsover | Chesterfield | S44 6PN  
[www.buckleybrown.co.uk](http://www.buckleybrown.co.uk)

t: 01623 633 633  
t: 01623 633 633  
t: 01246 605121



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