



Guide Price £250,000 Freehold

213 SOUTHWELL ROAD WEST | | MANSFIELD | NG18 4HF

BuckleyBrown
ESTATE AGENTS

FAMILY HAVEN...

Welcome to this charming three-bedroom semi-detached home offering an excellent choice for families looking for a comfortable, low-maintenance lifestyle. Ideally situated in Mansfield, the property benefits from close proximity to local amenities, well-regarded schools, and green spaces, offering the perfect balance of convenience and community living. Let's step inside...

Upon entering, you are welcomed by two inviting and versatile reception rooms, each designed to create a warm and homely feel. Whether you envision a cosy lounge for relaxing evenings or a stylish dining space for entertaining, these rooms can easily adapt to suit your family's needs. The ground floor is completed by a well-appointed kitchen/dining room, providing a practical and enjoyable space for both cooking and mealtimes.

Upstairs, you'll find three generously sized bedrooms, each offering a blank canvas ready to be personalised. A modern three-piece family bathroom is conveniently located off the landing, perfectly suited to the demands of busy family life.

Externally, the property continues to impress with a private driveway offering secure off-road parking. To the rear, an enclosed garden features a well-maintained lawn, a patio seating area, and a charming summer house - perfect for relaxing or entertaining all year round.

Call now to arrange your viewing!





Hallway

Fitted storage cupboard located under the stairs and leading access into;

Living Room 12'0" x 10'10"

Spacious reception room with carpeted flooring, central heating radiator, feature fireplace and a box window to the front elevation.

Office 12'0" x 12'7"

Versatile reception room with carpeted flooring, central heating radiator and sliding doors leading into the kitchen.

Kitchen/Dining Room 15'3" x 15'9"

Open plan layout complete with a range of matching wall and base cabinets, inset sink with drainer, space for integrated appliances and decorative splashback

tiles. Ample space for your desired furnishings complemented a window and an external door to the rear elevation.

Landing

With leading access into;

Bedroom One 12'1" x 12'1"

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

Bedroom Two 12'0" x 11'0"

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

Bedroom Three 6'2" x 7'0"

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

Bathroom 6'2" x 6'8"

Neutral three piece suite comprising of a



hand wash basin, low flush WC and a bath with an overhead shower. Window to the rear elevation.

WC 2'11" x 5'1"

Handy wc externally accessible from the rear garden.

Summer House 7'11" x 15'3"

Bright and airy external building great for storage or alternatively to utilise to your own needs.

Outside

The front of the property boasts a private driveway and decorative shrubs. The rear garden hosts a generous sized lawn, paved 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. Specially 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			82
(81-91) B			
(69-80) C			
(55-68) D		68	
(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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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

t: 01623 633 633

t: 01623 633 633

t: 01246 605121

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