



Offers Over £190,000 Freehold

25 NEWPORT CRESCENT | | MANSFIELD | NG19 6BY

BuckleyBrown
ESTATE AGENTS

A FANTASTIC OPPORTUNITY. Set within Mansfield, this semi-detached house offers a wonderful opportunity for those seeking a family home in a friendly neighbourhood. The location is ideal, providing easy access to local amenities, schools, and parks, making it perfect for families and professionals alike. The property offers an empty blank canvas to make tailor to your own design - great for investors or those looking for a renovation project.

Upon entering the property, you will find a spacious ground floor that boasts a welcoming atmosphere. The living area is bright and airy, providing a comfortable space for relaxation and entertaining. The kitchen/dining area, while functional, presents an opportunity for slight modernisation, allowing you to create a culinary haven tailored to your taste. The layout is practical, ensuring that daily living is both convenient and enjoyable. Flowing seamlessly from here is a versatile conservatory.

Moving upstairs, the property features three well-proportioned bedrooms, each offering ample space for furnishings and personal touches. The bedrooms are filled with natural light, creating a warm and inviting environment. The bathroom, comprising of a four piece suite can be found just off the landing.

Outside, the property is complemented by a modest garden, providing a lovely area for outdoor activities or simply enjoying the fresh air. The semi-detached nature of the house allows for a degree of privacy while still being part of a vibrant community. Not to mention the property also benefits from a private driveway and garage.

Call now to book your viewing!





Living Room 14'11" x 10'7"

Generous sized reception room with carpeted flooring, central heating radiator, brick feature wall with a fireplace along with windows to the front elevation. Stairs ascending to the first floor.

Kitchen 15'1" x 9'10"

Complete with a range of matching wall and base cabinets, inset sink with drainer, integrated appliances and ample worktop space. Window to the rear and an external door to the side elevation. Open access to the dining area.

Dining Area

Versatile space complemented by sliding doors giving access through to the conservatory.

Conservatory

Surrounding windows and double doors opening onto the rear garden.

Landing

Window to the side and leading access into;

Bedroom One 14'7" x 10'9"

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

Bedroom Two 13'1" x 10'5"

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

Bedroom Three 8'8" x 7'4"

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



Bathroom 8'2" x 5'2"

Four piece suite comprising of a hand wash basin, low flush WC, bath and a separate shower. Windows fitted to the rear elevation.

Shed/Workshop 14'9" x 8'4"

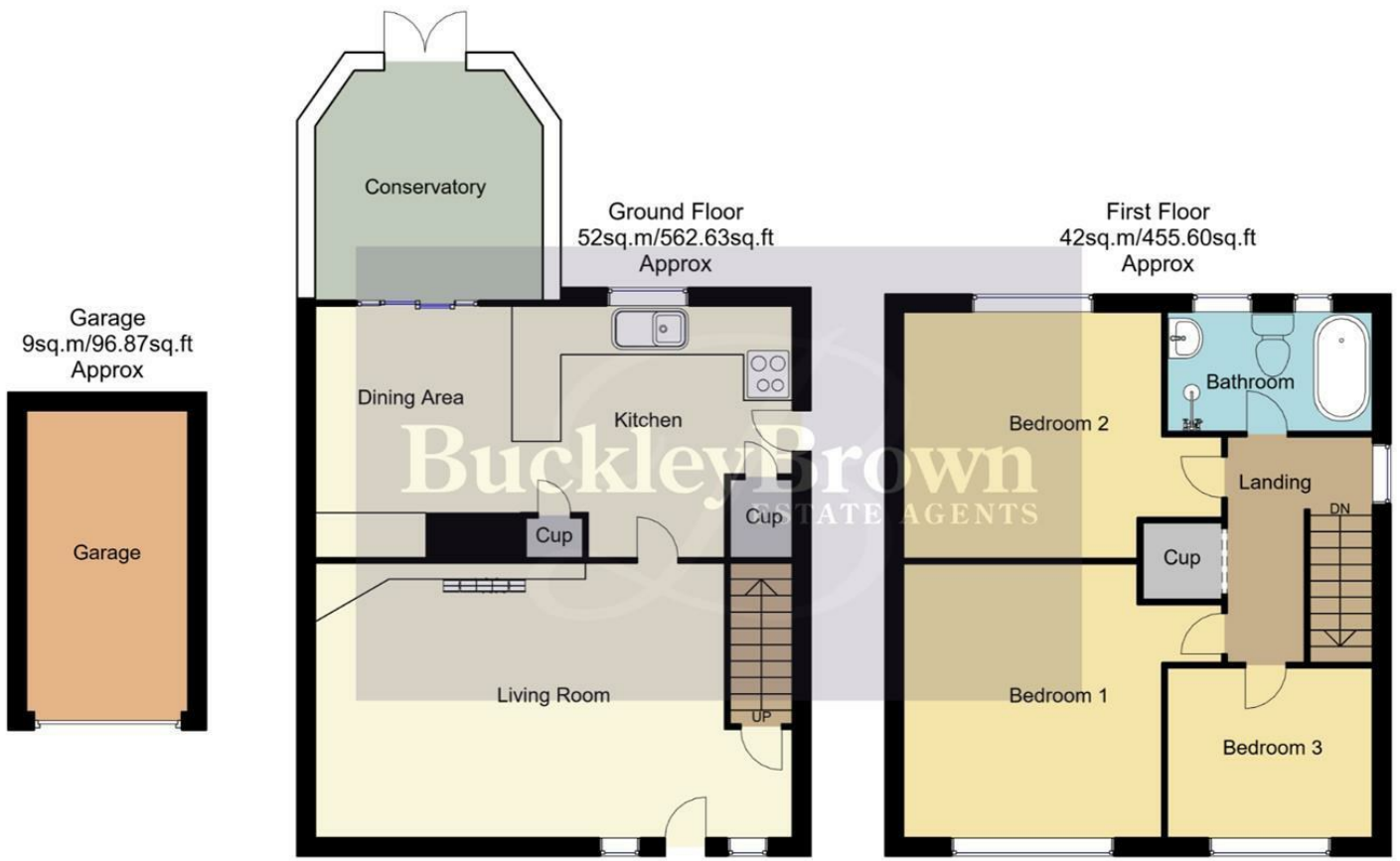
Garage

Single garage accessible from the front elevation.

Outside

Decorative gravel and plantings to the front of the property along with a private driveway, carport and a garage. To the rear the property benefits from a well kept lawn, patio seating area and mature shrubs.





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		68	70
(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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