



£345,000 Freehold

1A ABBEY ROAD | MANSFIELD | NG18 3AF

**BuckleyBrown**  
ESTATE AGENTS

THE IDEAL FAMILY HOME. Positioned in the sought-after area of Abbey Road, Mansfield, this splendid detached house offers a perfect blend of modern living and family comfort. The location is ideal for families, with excellent local schools, parks, and amenities just a stone's throw away. The vibrant community and convenient transport links make this property an attractive choice for those seeking a peaceful yet connected lifestyle. Want to know more?

Upon entering the ground floor, you are greeted by a spacious live-in kitchen/dining room which offers a perfect spot for family meals, while large windows and french doors allow natural light to flood the space, creating a bright and airy atmosphere. Complemented by a convenient utility room to add to assist with your everyday needs. The living area provides a large space to relax at the end of the day. Additionally, there is a wc on this level enhancing the practicality of the home.

Venturing upstairs, you will find three generously sized bedrooms, each designed with comfort in mind. The master bedroom boasts an en-suite bathroom, providing a private retreat for relaxation. The additional bedrooms are versatile, ideal for children, guests, or even a home office. A modern four piece family bathroom completes this floor, ensuring that all needs are met with ease.

Outside, the property features a delightful garden that offers a tranquil escape from the hustle and bustle of daily life. The outdoor space is perfect for children to play, or for hosting summer barbecues with friends and family. A driveway provides off-street parking, adding to the convenience of this wonderful family home. This property truly encapsulates modern living in a desirable location, making it a must-see for prospective buyers.

Call now to make this house your home!





#### Hall

Spacious entrance hall with a central heating radiator, cupboard under the stairs and leading access into;

#### Kitchen/Dining Room 31'4" x 10'11"

The kitchen area comes complete with a range of matching gloss wall and base cabinets, inset sink with drainer, integrated appliances and a handy breakfast bar. Ample room for your desired furnishings just behind the breakfast bar. This space is complemented by a window to the rear along with french doors opening to the rear elevation. Access to a convenient utility room.

#### Utility 5'0" x 8'7"

Fitted cabinetry, worktops over and further space and plumbing for a washing machine

and tumble dryer. Window to the front elevation.

#### Living Room 11'3" x 20'1"

Generous living space with a central heating radiator and dual aspect windows to the front and rear elevations.

#### WC 2'9" x 8'7"

Fitted with a hand wash basin, low flush WC and a window to the front elevation.

#### Landing

Window to the front elevation and leading access into;

#### Bedroom One 11'10" x 12'2"

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



#### En Suite 8'6" x 6'4"

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

#### Bedroom Two 10'2" x 10'7"

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

#### Bedroom Three 8'6" x 15'2"

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

#### Bathroom 8'2" x 9'2"

Four piece family suite comprising of a hand wash basin, low flush WC, bath and a separate shower cubicle. Window to the front elevation.

#### Garage 9'3" x 17'3"

Single garage accessible from the front elevation with a window and an external door to the side elevation.

#### Outside

The front of the property offers a paved private driveway and a single garage allowing for ample off road parking. To the rear there is an expansive 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. 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		
(81-81) B		
(69-80) C		
(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		

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