



Guide Price £265,000 Freehold

114 SOUTHWELL ROAD WEST | | MANSFIELD | NG18 4EY

BuckleyBrown
ESTATE AGENTS

** GUIDE PRICE £265,000-£275,000 **

END OF CHAIN

LIVING THE DREAM!... Positioned on Southwell Road West in Mansfield, this delightful semi-detached house offers a perfect blend of comfort and convenience. The location is ideal for families and professionals alike, with local amenities, schools, and parks just a stone's throw away. The vibrant community atmosphere of Mansfield adds to the appeal, making it a wonderful place to call home.

As you step inside, you are greeted by an inviting living room that exudes warmth and character. The layout flows seamlessly, allowing for easy movement between spaces, and the natural light that pours in creates a welcoming ambiance throughout the ground floor. Moving through to the kitchen/dining room you will have everything you've ever needed. Complemented by patio doors opening onto the rear garden, great for entertaining!

Venturing upstairs, you will find three well-proportioned bedrooms, each offering a blank canvas to make your own. The shared family bathroom is conveniently located, featuring modern fixtures and a soothing atmosphere, ideal for unwinding after a long day.

Outside, the property boasts a charming garden that invites you to enjoy the fresh air and sunshine. The outdoor space is perfect for summer barbecues, gardening, or simply relaxing with a good book. Not to mention there is a private driveway to the front, allowing for secure off road parking. With its appealing features and prime location, this semi-detached house on Southwell Road West is a wonderful opportunity for anyone looking to settle in Mansfield.

Call now to make this your forever home!





Hall Area

With a handy storage cupboard under the stairs and leading access into;

Living Room 11'3" x 11'7"

Carpeted reception room with a central heating radiator, feature fireplace log burner and a bay window to the front elevation.

Kitchen/Dining Room 18'1" x 11'10"

Well appointed open plan kitchen/diner complete with a range of high end wall and base cabinets, inset sink with drainer, integrated appliances and decorative splashback tiles. Ample space for all of your desired furnishings. Patio doors opening onto the rear garden.

WC

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

Landing

Window to the side elevation and further access into;

Bedroom One 11'3" x 11'7"

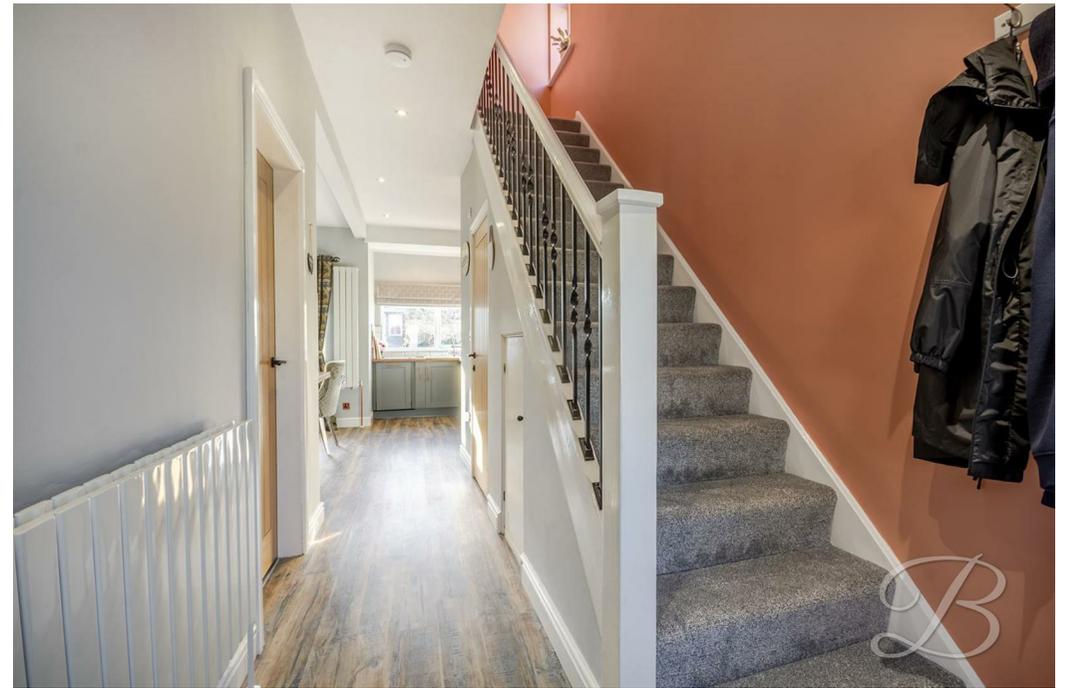
Carpeted flooring, central heating radiator and a box window to the front elevation.

Bedroom Two 11'2" x 12'3"

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

Bedroom Three 4'8" x 6'7"

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

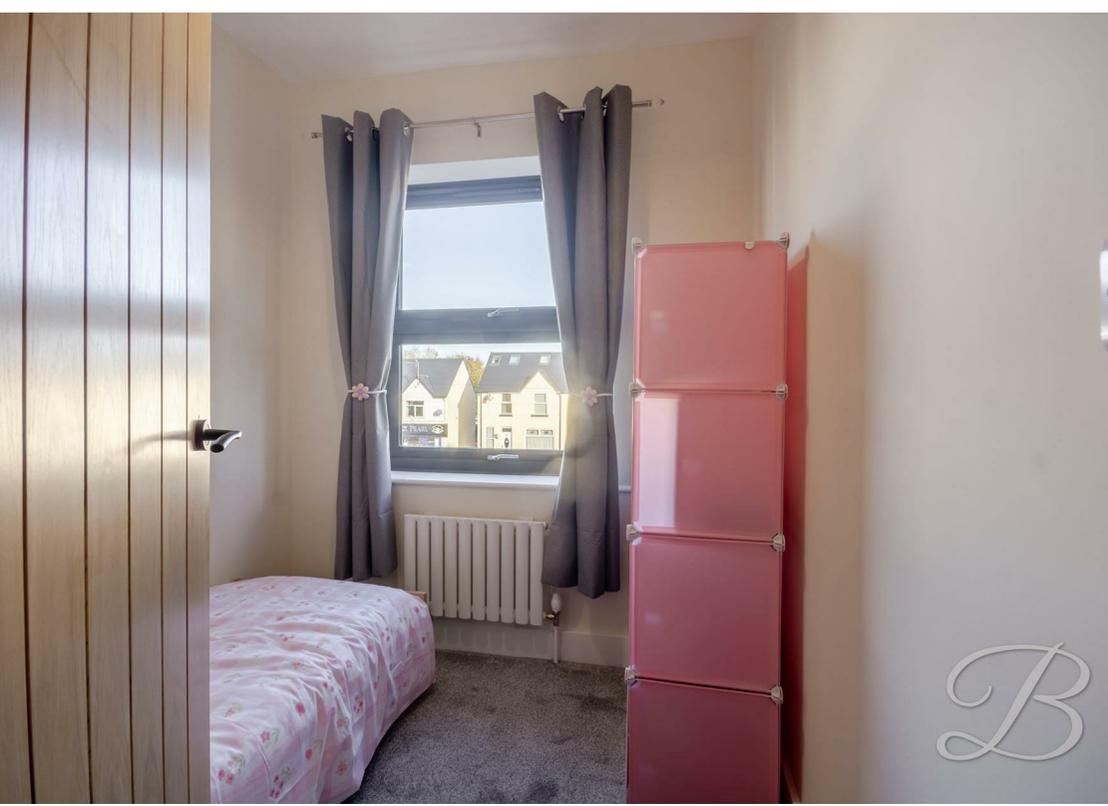


Bathroom 6'3" x 7'2"

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

Outside

Low maintenance garden to the front alongside a private driveway and gates giving access to the rear elevation. Expansive rear garden with a well kept lawn, patio seating area and a summer house towards the end of the garden.





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			
		71	78

England & Wales EU Directive 2002/91/EC

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WEST
MANSFIELD
NG18 4EY



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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