



£265,000 Freehold

3 DERWENT CLOSE | | WARSOP | NG20 0QX

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ESTATE AGENTS

"A rare opportunity to secure a three-bedroom detached home with incredible potential to make it your own. Offering well-proportioned living space throughout, this property is a perfect canvas for personalisation, but the true standout is the breathtaking rear view, creating a stunning backdrop that really sets it apart."
Luke, Valuer





Three-Bedroom Detached house with Side Extension Offering Stylish and Versatile Living Space

From the moment you arrive, you are greeted by a property that instantly feels like home, with its attractive setting and welcoming appearance.

Internally, the accommodation is both stylish and highly functional, providing an ideal environment for both relaxing and entertaining. This three-bedroom detached home benefits from a side extension, enhancing the living space and offering flexible accommodation to suit modern lifestyles.

This three-bedroom detached property is situated in Warsop and offers spacious and

versatile accommodation, ideal for family living. The home is well-presented throughout and benefits from a practical layout, combining comfort with functionality in a popular residential location.

The ground floor comprises an entrance hall leading to a welcoming lounge, dining room, kitchen, additional sitting room, and a convenient WC, providing excellent living and entertaining space.

To the first floor, the property offers three well-proportioned bedrooms along with a family bathroom, making it well-suited to modern family needs.

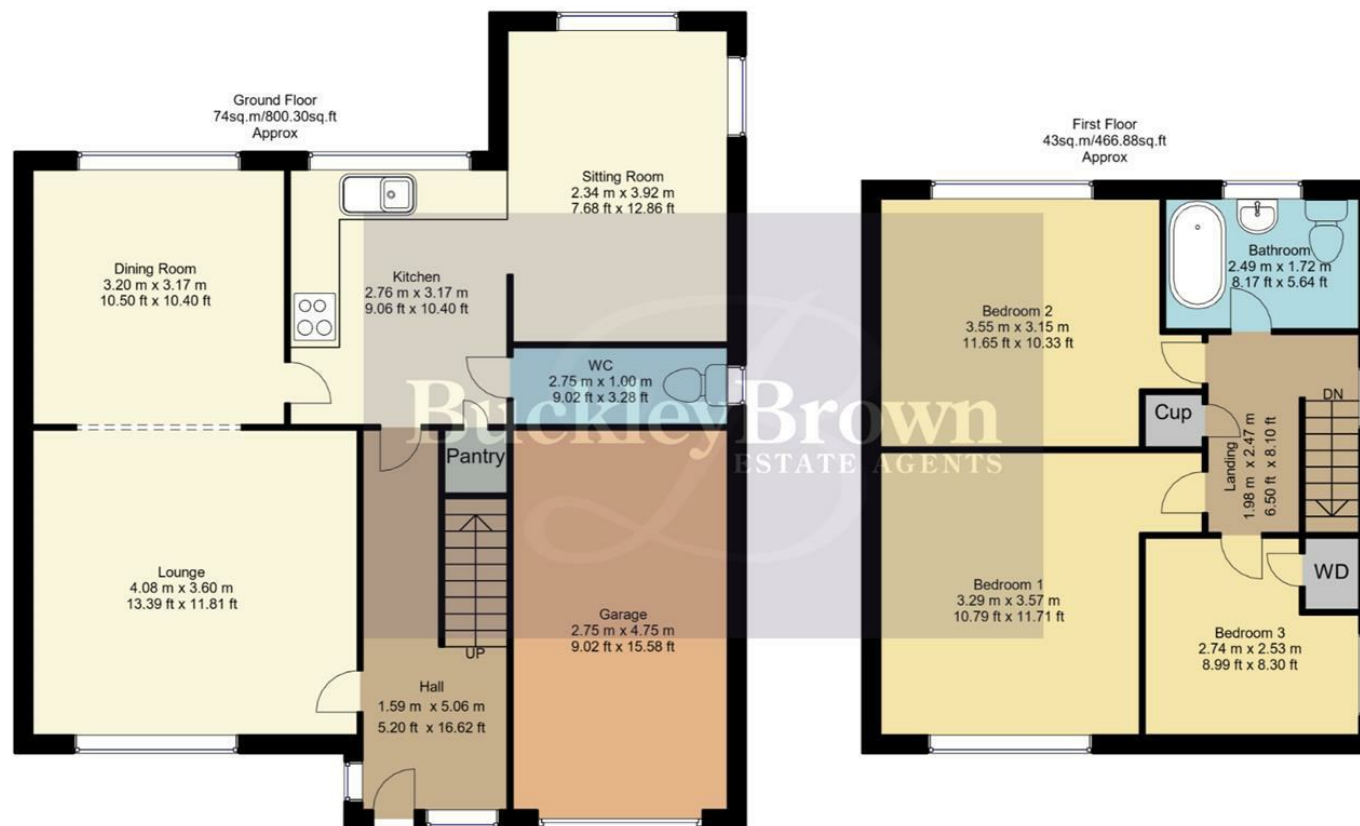
Externally, the home boasts a large driveway providing ample off-street parking, a garage, and a well-maintained garden featuring a lawn, patio area, and a stoned section, ideal for outdoor relaxation and entertaining.



Life in Warsop offers a blend of small-town charm and countryside surroundings, making it an appealing place for families, professionals, and retirees alike. Located in Nottinghamshire, Warsop has a strong sense of community, with local events, schools, and amenities all within easy reach. Residents benefit from a quieter pace of life while still having access to nearby towns such as Mansfield for wider shopping, leisure, and transport links. The area is surrounded by attractive green spaces, including the nearby Sherwood Forest and local nature reserves, providing plenty of opportunities for walking, cycling, and outdoor activities. Warsop also has a range of everyday conveniences, including shops, pubs, cafés, and schools, contributing to its practical and friendly village feel. Overall, it offers a balanced

lifestyle that combines rural scenery with essential amenities close at hand.



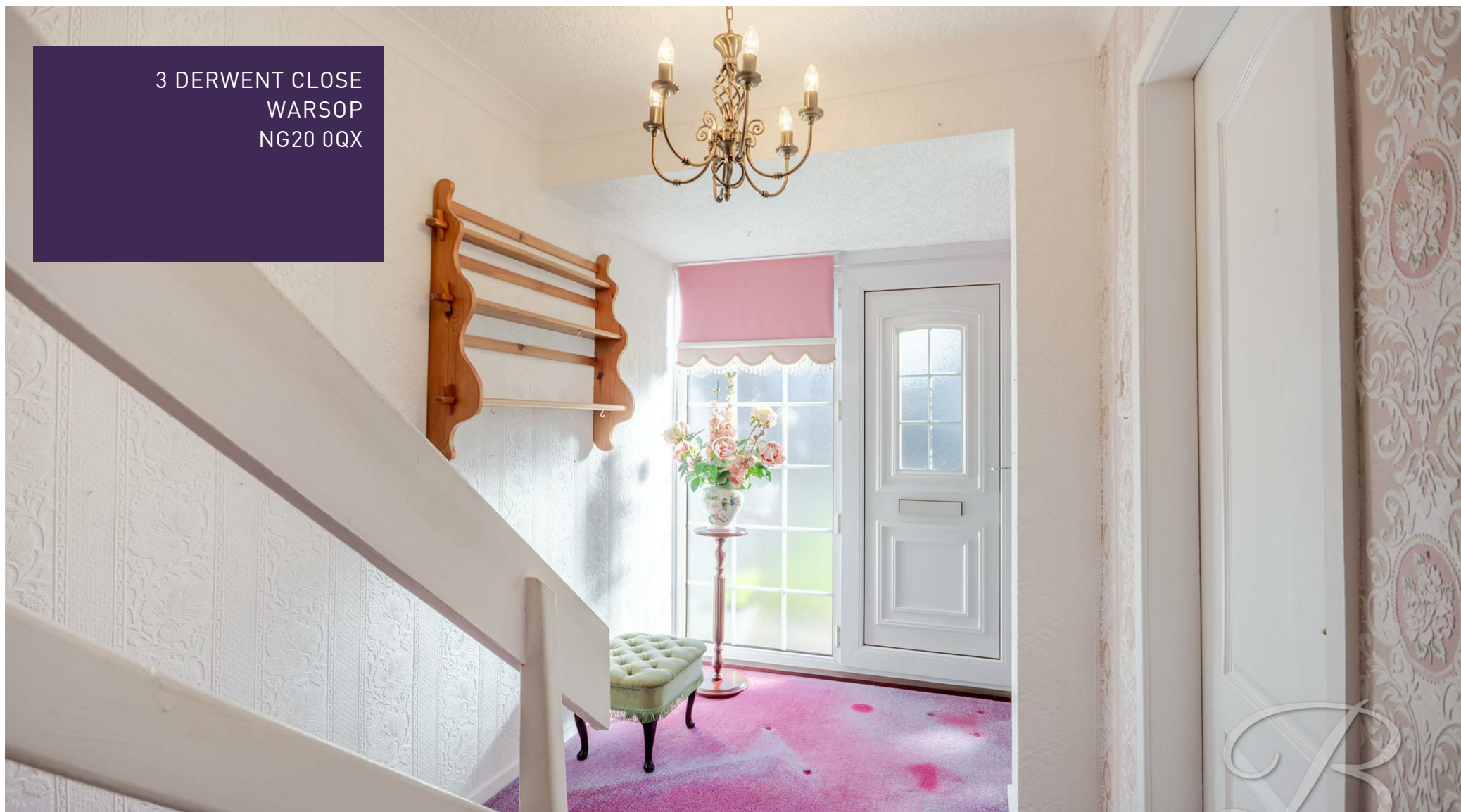


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. 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		77
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	42	42
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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