


# £195,000

CAMBOURNE PLACE I MANSFIELD I NG18 4QZ

BuckleyBrown ESTATE AGENTS

WHAT A GEM!...This beautiful three-bedroom family home is certainly one you don't want to miss! Full of style this property has been kept to a terrific standard throughout and offers spacious accommodation perfect for families. It is also ideally located in Mansfield and within walking distance of excellent shops and amenities.

Upon entry, you will be welcomed into the hallway, where you will instantly feel at home! From here, step into the cosy and inviting living room, which is an excellent size and has been lovingly decorated to create a homely environment. Together with a neutral colour palette and French doors providing easy access to the rear garden.

We then move back through to the beautifully presented kitchen, which comes with an excellent range of modern units, complementary work surface and integrated appliances. Completing the ground floor is a W/C, ideal for when you have guests around to see your new home!

Head up to the first floor, where you'll continue to be impressed with two well-presented bedrooms. Both of which feature double windows, allowing a wealth of natural light. In addition, there is a handy cupboard off from the landing and a contemporary family bathroom. The second floor hosts a brilliant master bedroom that is of wonderful size. Featuring fitted wardrobes and a stylish en-suite facility for unwinding.

Outside complements the space wonderfully with a good-sized garden to the rear where you can spend your time in the warmer months! You'll find a decked area, which provides a fantastic seating space ideal for those summer BBQs! There's also a driveway allowing space for off-street parking and a garage.









Kitchen 6'0" x 11'7"
Fitted with gloss wall and base units, work surface, ceramic hob, splash back, extractor fan, tiled walls, integrated fridge freezer, inset sink and drainer, down lights and window to the front elevation.

Living Room 12'9" x 14'7"
With carpet to flooring, central heating radiator, feature fireplace, coving and French doors leading outside.

WC
Fitted with a low flush WC, wash hand basin with vanity storage, central heating radiator and an opaque window.

Bedroom Two 10'7" x 12'11"
With carpet to flooring, central heating radiator and double windows to the rear elevation.

Bedroom Three 7'8" x 12'11"
With carpet to flooring, central heating radiator and double windows to the front elevation.

Bathroom 6'2" x 6'4"
Complete with 'P' shaped panelled bath, overhead shower, low flush WC, wash hand basin with vanity storage, tiled walls, down lights and an illuminated mirror.

Bedroom One 9'8" x 20'10"
With carpet to flooring, central heating radiator, fitted wardrobes, velux window and access to an en-suite.

En-Suite 6'1" x 6'4"
Fitted with a 'P' shaped panelled bath low flush WC, wash hand basin, modern tiling and a velux window.

Outside
With a driveway and garage providing off-street parking. There is an enclosed garden to the rear with a decked seating area, lawn and fence surround.









Ground Floor
36sq.m / 386.18sq.ft
Approx.

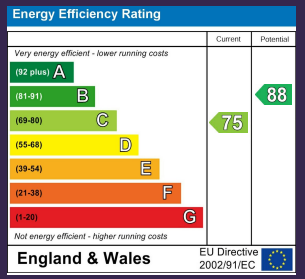
First Floor
34sq.m / 366.73sq.ft
Approx.

Second Floor
27sq.m / 292.59sq.ft
Approx.




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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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