


# Guide Price £215,000 Freehold

171 EAKRING ROAD I I MANSFIELD I NG18 3FS

BuckleyBrown ESTATE AGENTS

***NEW GUIDE PRICE £215,000 - £220,000***

TOWNHOUSE OF DREAMS. Nestled on Eakring Road in Mansfield, this charming four-bedroom, three-storey townhouse offers a delightful blend of modern living and traditional character. The location is ideal, providing easy access to local amenities, schools, and transport links, making it perfect for families and professionals alike. Let's take a look inside...

Upon entering the ground floor, you are greeted by a spacious kitchen/dining room which offers ample space for cooking and entertaining with family and friends. This area is designed for both functionality and style, featuring everyday appliances and ample storage space. From here you will flow seamlessly into a comfortable living area, perfect for relaxation or entertaining guests. A convenient wc completes this level, adding to the practicality of the home.

Ascending to the first floor, you will find three generously sized bedrooms, each offering a peaceful retreat with plenty of natural light. One of the bedrooms benefits from its own en suite whilst the two other rooms share a family bathroom just off the landing.

The second floor is dedicated to the master suite, which is a true highlight of the property. This spacious bedroom features an en-suite bathroom, ensuring privacy and luxury. Additionally, this room has its very own balcony overlooking the rear garden.

Outside, the property boasts a well-maintained garden that provides a lovely outdoor space for relaxation and recreation. The garden is perfect for enjoying sunny days, hosting barbecues, or simply unwinding in a peaceful setting. There is also off-street parking available to the rear, adding to the convenience of this delightful townhouse.

Call now to arrange your own viewing!









## Hall
With leading access into;

## Kitchen/Dining Room 13'2" x 16'11"
Complete with a range of matching wall and base cabinets, inset sink with drainer, integrated appliances and a window to the front elevation. Ample space for your designed furnishings.

## Living Room 16'6" x 12'5"
Spacious reception room with laminate flooring, central heating radiator and a window to the rear. Complemented by french doors opening to the rear garden.

## WC
Fitted with a low flush WC and a hand wash basin.

## Landing To The First Floor
Carpeted flooring with leading access into;

## Bedroom Two 9'5" x 11'10"
Carpeted flooring, central heating radiator, en suite and a window to the front elevation.

## En Suite 6'7" x 4'2"
Three piece suite comprising of a hand wash basin, low flush WC and a shower. Window to the front elevation.

## Bedroom Three 7'6" x 11'10"
Three piece suite comprising of a hand wash basin, low flush WC and a window to the rear elevation.

## Bedroom Four 8'7" x 12'3"
Carpeted flooring, central heating radiator and a window to the rear elevation.

## Bathroom 6'9" x 5'6"
Three piece suite comprising of a hand wash basin, low flush WC and a bath.

## Bedroom One 16'6" x 14'2"
Carpeted flooring, central heating radiator, en suite and french doors opening onto a rear balcony.

## En Suite 9'4" x 6'0"
Three piece suite with a hand wash basin, low flush WC, shower and a window to the front elevation.

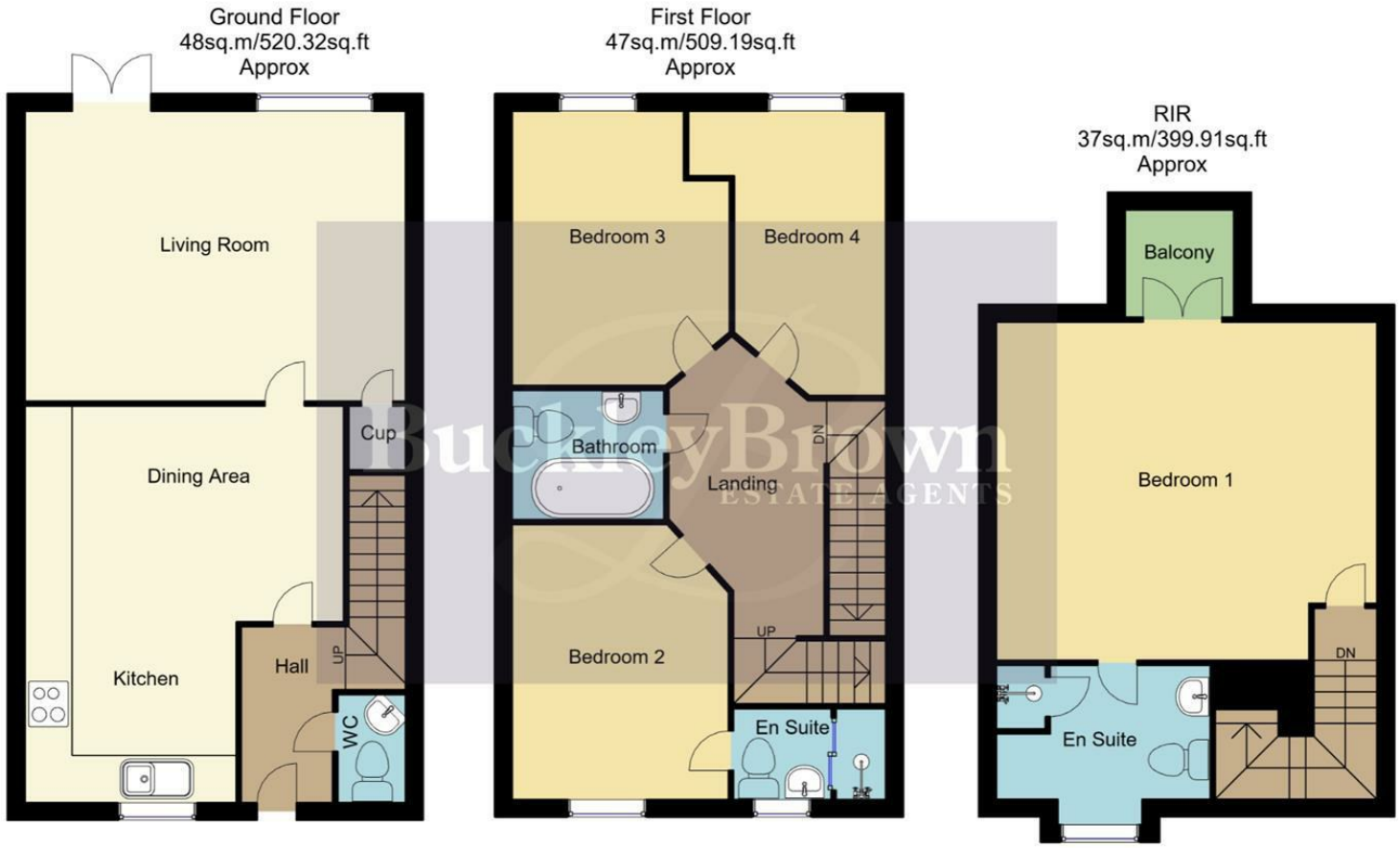
## Outside
Low maintenance frontage with a pathway leading to the front door. The rear offers an enclosed garden with an artificial lawn, decorative shrubs, patio seating area and fence surround. Along with a private driveway and a single garage for secure off road parking.


FOR SALE

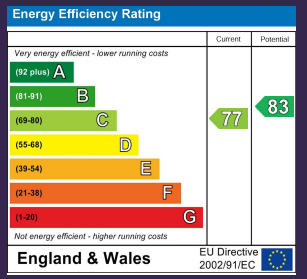









Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. 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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