



BRYONY WAY | MANSFIELD WOODHOUSE | MANSFIELD | NG19 9AN



PICTURE PERFECT!... This three-bedroom detached home is a true gem, and we can't wait to show you around. Boasting a spacious and well-presented interior. This detached property has room for the whole family, a conservatory, an extensive garden and modern fixtures and fittings throughout. You simply must view this one for yourself!

The first floor boasts incredible accommodation. Starting with the kitchen, which offers an extensive range of modern high-gloss units and a complementary work surface. This space benefits from integrated appliances, including an oven, fridge freezer, dish washer, and washing machine. There's a wonderful lounge area, which presents a great deal of space for furnishings. Featuring neutral decor, laminate flooring, and a fireplace as the main focal point. Along with a delightful bay window overlooking the front, allowing a wealth of natural light. The laminate flooring also flows nicely into the well-sized dining area, where you'll have ample space for a dining table, and if that's not enough, you can conveniently access the beautiful conservatory. This spot boasts underfloor heating, a light and airy spot for guests to utilise, and a lovely garden view in the summer. Completing this floor is a handy WC, finished to a great standard with modern tiling and a chrome-heated towel rail.

The first floor hosts three excellent bedrooms, all of which have been kept to a high standard with modern decor for plenty of versatility. You'll even find fitted wardrobes included in two of the bedrooms and a private en-suite in the master bedroom. Furthermore, the modern family bathroom can be found just off the landing and is complete with a three-piece suite.

The garden is equally impressive, with a spacious patio seating area, a well-maintained lawn, and mature shrubbery. To the front of the property is a driveway providing off-street parking, as well as a handy detached garage, which can be utilised for additional storage. Don't miss out!





Entrance Hallway

With access to;

Kitchen 13'11" x 6'7"

Complete with gloss cabinets and units, work surface, ceramic hob, splash back, extractor fan, plinth lighting and an inset sink with mixer tap above. With integrated appliances, including an oven, dishwasher, washing machine and fridge freezer. Along with a central heating radiator and window to the rear elevation.

Dining Room 7'8" x 9'9"

With laminate flooring, vertical central heating radiator, two sets double doors leading in and out of the dining area and an open plan archway with access to;

Living Room 13'1" x 12'4"

With a feature fireplace, laminate flooring and bay window to front elevation.

Conservatory 7'8" x 12'1"

With laminate flooring, under floor heating and surrounding windows. With French doors access onto the garden.

WC

Including a hand wash basin with vanity, low flush WC, full height tiling and a chrome heated towel rail.

Landing 8'6" x 6'2"

With carpet to flooring, central heating radiator, window to the front elevation and access to;



Bedroom One 9'5" x 10'4"

With carpeted flooring and central heating radiator. Along with a private en-suite and fitted wardrobes.

En-Suite

Complete with an enclosed shower, low flush WC, pedestal sink, low flush WC, chrome heated towel rail, tiling and an opaque window to the side elevation.

Bedroom Two 7'8" x 10'3"

With carpeted flooring, central heating radiator, fitted wardrobe and window to rear elevation.

Bedroom Three 8'6" x 6'8"

With carpet to flooring, central heating radiator and window to the rear elevation.

Bathroom 5'6" x 7'5"

Fitted with a three piece suite including a panelled bath, hand wash basin with vanity storage and low flush WC. With down lights, full height tiling and an opaque window to the rear elevation.

Outside

With a driveway to the front elevation providing off-street parking for added convenience. Along with a handy detached garage and low maintenance frontage. There is a beautiful, enclosed garden to the rear with a maintained lawn, patio seating area and mature shrubbery.



Ground Floor
51 Sq.mt / 548.95 Sq.ft
Approx

First Floor
41 Sq.mt / 441.32 Sq.ft
Approx



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 upon 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. Specially no guarantee is given on the total square footage of the property if quoted on this plan.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		74	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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