



DUNSIL ROAD | MANSFIELD WOODHOUSE | MANSFIELD | NG19 7GD

**BuckleyBrown**  
ESTATE AGENTS

STEP ON IN!...Prepare to be impressed by this terrific five-bedroom detached family home! Standing proud within the highly popular and convenient Mansfield Woodhouse, this property benefits from a range of great nearby shops and amenities, along with easy access to excellent transport links. The property itself has been kept to a wonderful standard throughout, with a spacious internal layout perfect for growing families!

Upon entry, you will be welcomed by a spacious entrance hallway with a useful WC to your left. The kitchen is simply stunning, boasting ample space, a range of modern units, and generous worktops, making cooking a breeze! This space is complemented by a bay window beaming natural light into the dining area. What's not to love? The living room is equally impressive, providing a homely and cosy space to relax after a long day. Along with tiled flooring and French doors leading nicely to the rear garden. In addition, there is a versatile reception room, which lends itself well in a variety of ways.

The first floor hosts five well-appointed bedrooms, each with plenty of space and flexibility to add your own stamp. Together with neutral decor adding a bright and airy feel. The master bedroom even benefits from its own private ensuite for added luxury and convenience. A separate family bathroom completes the floor and comprises of a modern suite in white.

Stepping outside, you will find a well-sized rear garden with a spacious patio seating area, which is perfect for alfresco dining. Together with a fence surrounding providing additional privacy. The front hosts a tarmac driveway and a low maintenance gravelled frontage. Together with a converted garage, which is perfect for extra storage space.





#### Entrance Hallway

With tiled flooring, central heating radiator, carpeted staircase leading to the first floor, with access to;

#### Living Room 15'4" x 18'9"

With carpet to flooring, central heating radiator, down lights, tiled flooring, window to the rear elevation and French doors leading outside.

#### Kitchen/ Dining Room 14'2" x 18'9"

Complete with modern cabinets and units, work surface, ceramic hob, splash back, integrated oven, inset sink with mixer tap above, plumbing for a washing machine, tiled walls and integrated dishwasher. There is tiled flooring, down lights and a bay window to the front elevation.

#### Office 10'3" x 10'11"

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

#### WC

Fitted with a low flush WC, pedestal sink, and an opaque window to the front elevation.

#### Bedroom One 10'6" x 14'9"

With carpet to flooring, down lights, central heating radiator, en-suite facility and window to the rear elevation.

#### En-Suite 3'9" x 10'6"

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



#### Bedroom Two 10'2" x 11'3"

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

#### Bedroom Three 10'2" x 11'2"

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

#### Bedroom Four 8'2" x 11'3"

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

#### Bedroom Five 8'3" x 4'3"

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

#### Bathroom 6'3" x 6'5"

Complete with a panelled bath, low flush WC, pedestal sink, overhead shower, full height tiling and an opaque window to the side elevation.

#### Outside

With a tarmac driveway to the front elevation providing off-street parking. Along with a low maintenance gravelled frontage. There is a well-sized garden to the rear with a patio seating area and fence surround.



Ground Floor  
72 sq.mt / 775.00 sq.ft  
Approx

First Floor  
71 sq.mt / 764.23 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 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) <b>A</b>			87
(81-91) <b>B</b>		77	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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