



Offers Over £475,000

SPRINGWOOD DRIVE | MANSFIELD WOODHOUSE | MANSFIELD | NG19 9EB

**BuckleyBrown**  
ESTATE AGENTS

ALL YOU CAN WANT AND MORE!...Positioned on an enviable plot presents this four bedroom family home. With a whole floor devoted to modern day living, this home is a credit to its current owners who have presented it to an exceptional standard, making it move in ready and one you'll be proud to call your own!

As you step inside, you'll immediately be greeted by the stylish interior which continues throughout. Starting with the generously sized living room which boasts ample space for bringing together friends and family when it's your turn to entertain! Together with complementary patio doors beaming in natural light and creating a seamless transition between the living room and conservatory. The conservatory offers great versatility and would be a lovely place to relax all year round benefiting from the luxury of underfloor heating. Now let's head into the heart of the home, the kitchen! Modern units and cabinets providing plentiful storage space and there are a range of full height integrated appliances. A central island adds a touch of grandeur too, whilst being an ideal spot to show off your culinary skills. Let's not forget the handy utility room and WC.

Moving on upstairs you will be pleased to find four generously sized bedrooms. Two of the bedroom having the luxury of having their own en suites. The beautiful master bedroom also benefits from a dressing room. Completing this floor is the well sized family bathroom comprising of a four piece suite.

Outside certainly ticks all the boxes with its private driveway offering off-street parking and double garage which can be utilised to your own advantage. The rear garden completes this home perfectly with its patio area for outdoor seating, great degree of privacy and artificial lawn that will certainly have you head over heels. Don't miss out, call our team now to arrange a viewing!





**Entrance Hallway**  
With storage cupboard and handy downstairs WC. Leading access to;

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

**Living Room 12'0" x 19'10"**  
Complete with feature fireplace dual aspect windows to the front and the rear elevation. There are also patio doors to the rear elevation giving access to the conservatory.

**Conservatory 13'11" x 20'3"**  
With surrounding windows and external patio doors leading onto the garden. There is also the luxury of underfloor heating.

**Kitchen 10'7" x 23'7"**  
Complete with a range of matching modern cabinetry and units, inset sink and drainer and all essential integrated appliances. Featuring a stunning centerpiece island. Fitted with three windows to the rear elevation offering a wealth of daylight and patio doors leading to the conservatory. There is also ample space for dining

furniture. The kitchen also gives further access to a handy utility.

**Utility 5'6" x 7'0"**  
Handy space for extra storage with inset sink and drainer and space and plumbing for a washing machine/tumble dryer. With external door fitted to the side elevation.

**Dining Room 10'5" x 13'8"**  
With dual aspect windows to both sides and ample space for dining furniture.

**Landing**  
With storage cupboard and access to;

**Bedroom One 12'3" x 13'6"**  
With window to the front elevation. There is also further access to its very own dressing room and en suite.

**Dressing room 6'4" x 8'5"**  
With ample space and a window to the rear elevation.



**En Suite 6'9" x 8'5"**  
Four piece suite comprising of a hand wash basin, low flush WC, bidet and shower. With window to the rear elevation.

**Bedroom Two 10'5" x 13'7"**  
With built in wardrobes, en suite and window to the side elevation.

**En Suite 3'8" x 8'9"**  
Comprising of a three piece suite including a was hand basin, low flush WC and a shower.

**Bedroom Three 9'2" x 12'1"**  
With window fitted to the rear elevation.

**Bedroom Four 9'2" x 12'1"**  
With window to the rear elevation.

**Bathroom 5'11" x 8'9"**  
Four piece family suite comprising of a hand wash basin, low flush WC, shower and a panelled bath. With window to the side elevation.

**Outside**  
With a low maintenance lawn to the front along

with a private driveway and a double garage allowing for off road parking. (Garage - 5.10 x 5.61) To the rear there is a well established garden with artificial lawn and patio seating area.





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.

CC Ltd ©2018

**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>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		75	83
(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	

SPRINGWOOD  
DRIVE | MANSFIELD  
WOODHOUSE | MANSFIELD  
NG19 9EB



BuckleyBrown Estate Agents  
55- 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND  
t: 01623 633633 | mansfield@buckleybrown.co.uk | www.buckleybrown.co.uk

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.

**BuckleyBrown**  
ESTATE AGENTS