



HAYMAN CLOSE | MANSFIELD WOODHOUSE | MANSFIELD | NG19 8BP

**BuckleyBrown**  
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PICTURE PERFECT!!...This modern two-bedroom semi-detached family home is a true gem, and we can't wait to show you around. Boasting a well-presented interior with a private garden, you simply must view this one for yourself! Let's take a peek inside..

Starting with the fabulous kitchen which offers an extensive range of fashionable units and work surfaces, including an inset sink, modern tiling and space for appliances, making it simple to show off your culinary skills. There is also space for a quaint dining room table, the perfect area to enjoy your morning coffee! Through to the lounge offers a lovely presence, providing the perfect setting to unwind.

The first floor hosts two excellent bedrooms, both of which have been kept to a good standard. The family bathroom is complete with a modern three-piece suite with a shower over the bath. The loft has also been boarded out which provides easy access for storing Christmas decorations and other attic goods. This property has been lovingly maintained and would make the perfect home for first-time buyers!

The enclosed garden comprises a well-maintained lawn with a patio for alfresco dining. This property also offers private parking. To avoid missing out, call our team today to arrange a viewing!





**Living Room 12'1" x 14'0"**

With window and back door to rear elevation.

**Kitchen/Dining Room 10'2" x 12'0"**

Including a range of cabinets with work surface over and space for appliances. With window and entrance to front elevation.

**Landing**

With access to;

**Bedroom One 8'8" x 10'5"**

With window to rear elevation.

**Bedroom Two 6'11" x 10'11"**

With window to front elevation.

**Bathroom 4'9" x 7'10"**

Including a three-piece suite. With window to front elevation.

**Outside**

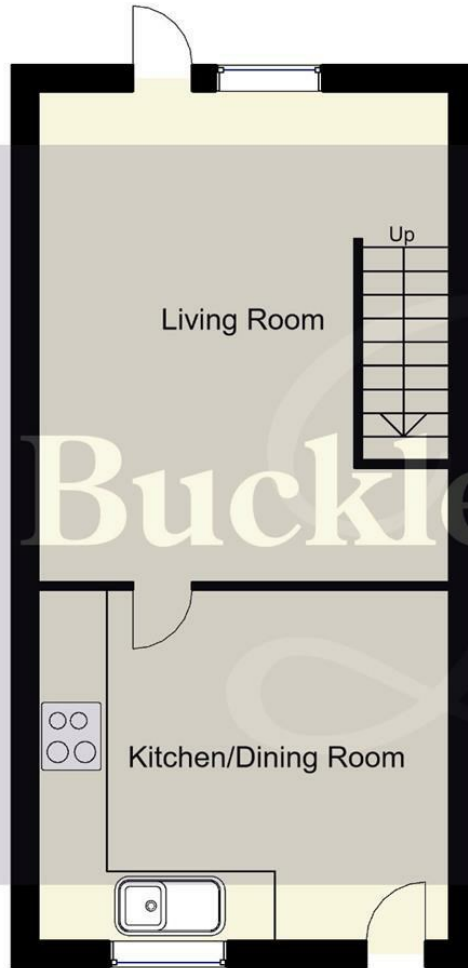
An enclosed rear garden with a well-maintained lawn, including convenient private parking.







Ground Floor  
30 sq.mt / 322.91 sq.ft  
Approx



First Floor  
29 sq.mt / 312.15 sq.ft  
Approx



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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) A			93
(81-91) B		78	
(69-80) C			
(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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