



MANSFIELD ROAD | MANSFIELD WOODHOUSE | MANSFIELD | NG19 9JL



****GUIDE PRICE** - **£210,000 - £220,000** - STUNNING FAMILY HOME!!.. This beautifully presented and fully modernised three-bedroom, semi-detached home is a truly wonderful find, with a well-maintained internal layout that is perfect for growing families, and benefits from a neutral colour palette that creates a warm and inviting ambience throughout. The location is terrific too, being within close proximity to the town centre, great shops and amenities. Sound like the one for you? Keep on reading to find out more..**

The ground floor welcomes you to a lovely open-plan living room and diner, featuring comfy carpeted flooring that creates a cosy environment perfect for relaxing with the family. The bay fronted window allows a wealth of natural light to flood the space, whilst the sliding patio doors to the rear open up to the garden nicely, making this an ideal setting for entertaining guests, friends and family. The galley kitchen is just next door and is well-equipped with a range of modern units and ample space for all essential appliances, along with convenient access outside.

The first floor accommodates three excellent bedrooms, all of which are a great size with plenty of space and flexibility to add your own stamp. The first bedroom even benefits from its own fitted wardrobes, providing superb, space-saving storage solutions. Completing the floor is the contemporary and newly fitted bathroom that comprises of a stylish four-piece suite, including a separate bath and shower cubicle for convenience.

The rear garden is both spacious and well-maintained, featuring both a lawn and decked seating area that creates a lovely space for relaxing and enjoying summer BBQs. You'll also gain access to a double garage, providing additional storage space and convenience. To the front of the property is a private driveway, allowing space for handy off-road parking. What more could you ask for?





Entrance Hall

With storage cupboard, central heating radiator, stairs leading up to the first floor, window to the side elevation and access into;

Living Room/Diner 11'1" x 10'9"/11'1" x 12'9"

Open-plan space with fitted carpets, two central heating radiators, bay window to the front elevation and sliding patio doors leading out to the rear garden.

Kitchen 5'10" x 14'1"

Galley kitchen complete with a range of matching wall and base units with complementary worktop over, inset sink and drainer with mixer tap, tiled splash backs, integrated oven with gas hob and extractor fan above, space and plumbing for a washing

machine, space for a full-size fridge-freezer. With window to the side elevation and a door leading outside.

Landing

With fitted carpets, window to the side elevation and access into;

Bedroom One 11'2" x 12'9"

With fitted carpets, fitted wardrobes, central heating radiator and window to the rear elevation.

Bedroom Two 10'1" x 10'9"

With fitted carpets, central heating radiator and window to the front elevation.

Bedroom Three 7'0" x 7'1"

With fitted carpets, central heating radiator and window to the front elevation.



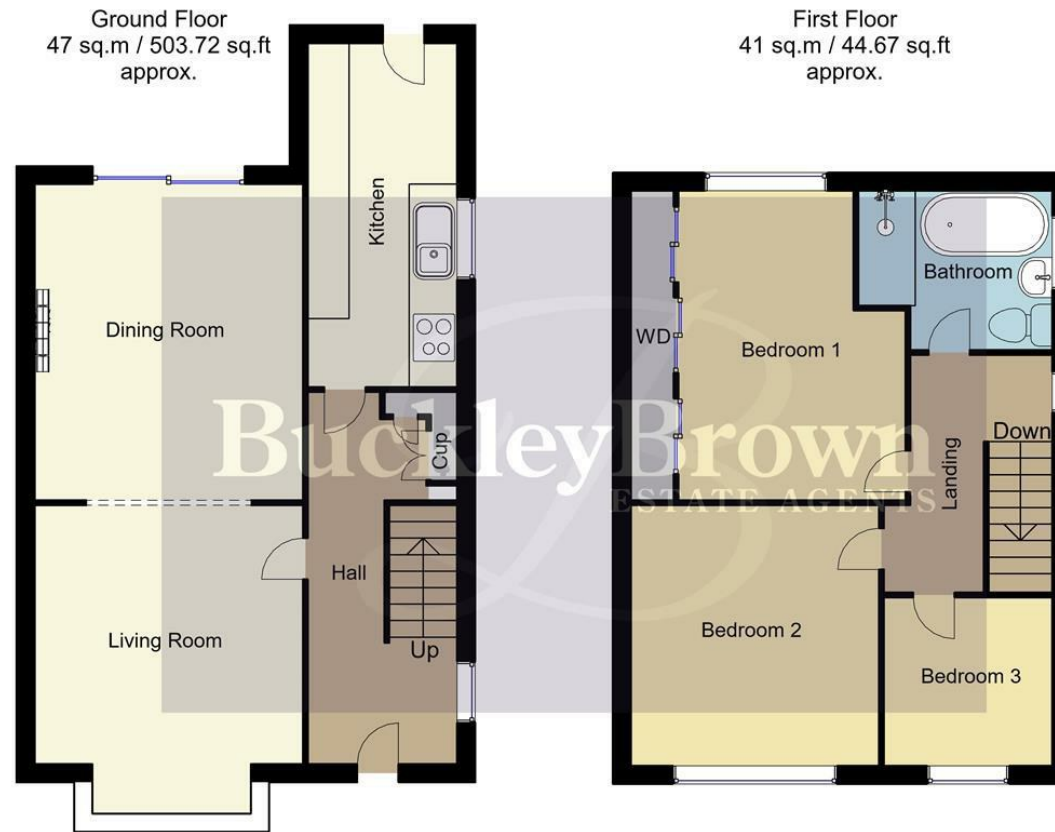
Bathroom 6'5" x 7'11"

Newly fitted and complete with a fitted bath, separate walk-in shower, low flush WC, vanity hand wash basin, downlights, and opaque window to the side elevation.

Outside

Featuring a spacious garden to the rear with well-maintained lawn and decked seating area. With a surrounding fence for additional privacy, and access to a double garage for added convenience. To the front of the property is a private drive, allowing space for off-road parking.





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. 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			85
(81-91) B			
(69-80) C			
(55-68) D		66	
(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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