



£270,000

DEBDALE WAY | MANSFIELD WOODHOUSE | MANSFIELD | NG19 7NN

**BuckleyBrown**  
ESTATE AGENTS

LOVE AT FIRST SIGHT?...We think so! This four bedroom home has all the attributes you're looking for. Positioned in the sought after location of Mansfield Woodhouse, close to local amenities, schools and transport. This is one the whole family will love!

The ground floor hosts a hallway which gives immediate access into the spacious living room which has a large window to the front allowing a wealth of natural daylight to flow through. Completed with double doors to the dining room, creating a perfect entertaining space for having family and friends over. Lastly, you will then find the beautiful fitted kitchen which is fitted with matching cabinets and units, with ample worktop space to practice you culinary skills. Completing this floor is access to a handy downstairs WC and further access to the garage and rear garden.

The first floor will continue to impress. Comprising of four nicely proportioned bedrooms. The master bedroom has the luxury of its own built in wardrobes and private en suite. Furthermore, the family bathroom is equally as impressive, fitted as a three piece suite.

Moving outside, you are presented with a well established garden to the rear with patio seating and pergola, perfect for BBQs in the summer months! To the front there is a garage along with a private driveway allowing for off road parking. Call our team today to arrange a viewing!





#### Entrance Hallway

With access to;

#### Living Room 11'3" x 15'10"

Ample furniture space, window to the front elevation and double doors leading into the dining room.

#### Dining Room 6'2" x 8'1"

Open plan to the kitchen with a window to the rear elevation.

#### Kitchen 8'1" x 16'0"

Complete with a range of cabinetry and units, inset sink and drainer, integrated appliances and further space and plumbing for a washing machine/fridge/freezer. Further access to a handy WC, garage and external access to the rear.

#### WC

Fitted with a low flush WC and hand wash basin.

#### Landing

With further access to;

#### Bedroom One 11'3" x 11'5"

Complete with built in wardrobes, access to a private en suite and a window to the front elevation.

#### En Suite 5'9" x 5'9"

Three piece suite comprising of a hand wash basin, low flush WC and shower. With a window to the front elevation.

#### Bedroom Two 7'10" x 12'7"

With built in wardrobe and a window to the front elevation.

#### Bedroom Three 8'0" x 9'3"

With windows to the rear elevation.



#### Bedroom Four 7'10" x 9'4"

With a window to the rear elevation.

#### Bathroom 5'11" x 5'11"

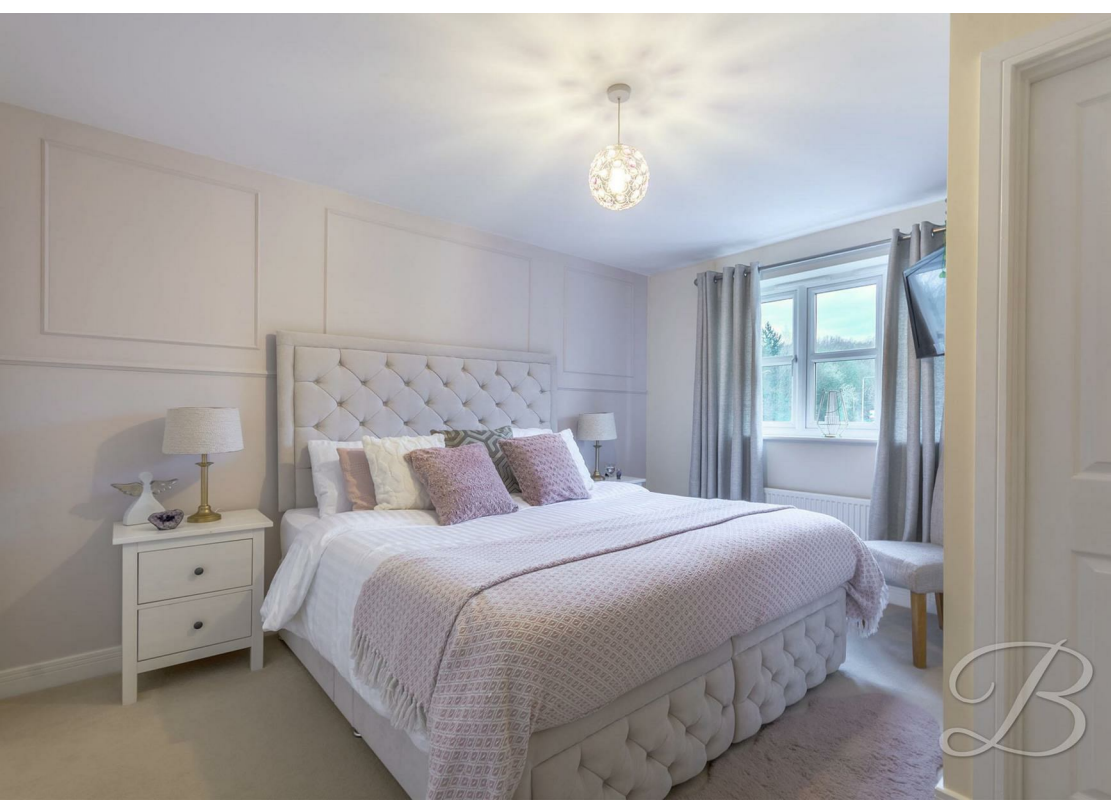
Three piece suite including a hand wash basin, low flush WC, bath and a window to the rear elevation.

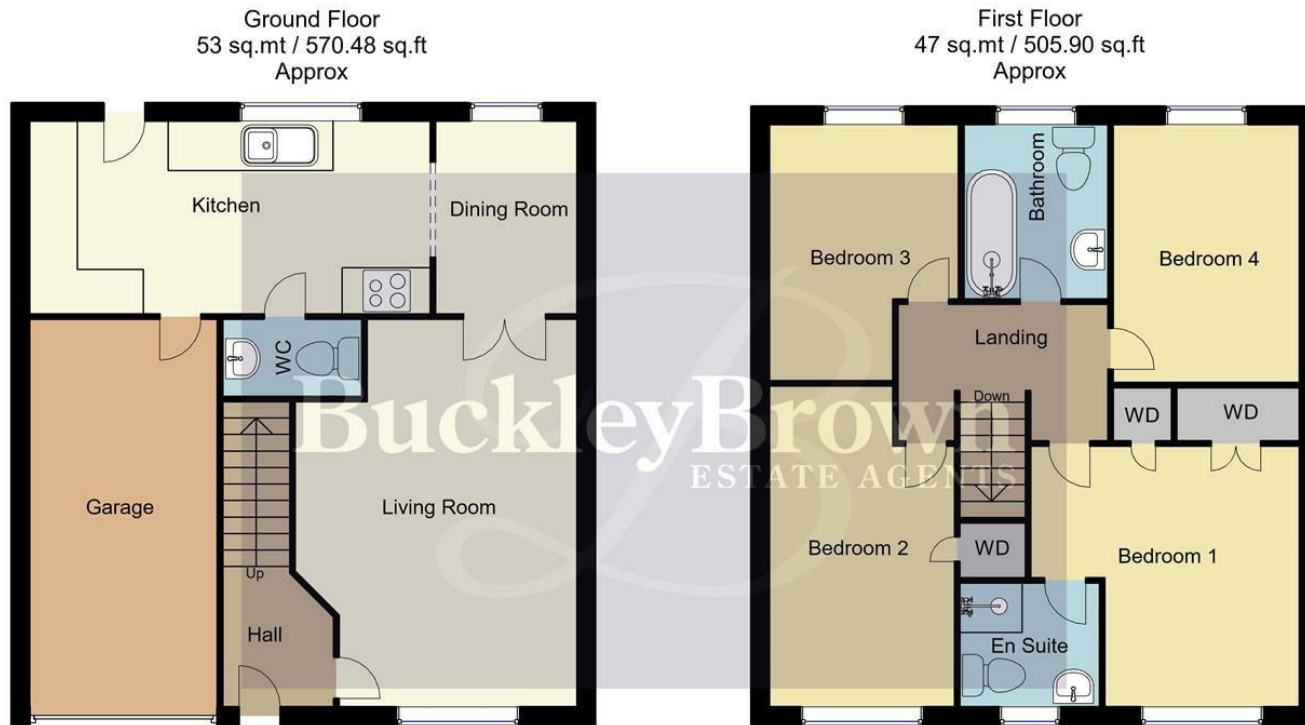
#### Garage 7'11" x 15'10"

Single garage allowing for off road parking/storage.

#### Outside

Private driveway and easy to maintain garden to the front. To the rear there is a well established garden to the rear with lawn, patio seating area and pergola.





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>			89
(81-91) <b>B</b>		78	
(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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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