



Guide Price £330,000

FOXGLOVE GROVE | MANSFIELD WOODHOUSE | MANSFIELD | NG19 9BS

BuckleyBrown
ESTATE AGENTS

*** GUIDE PRICE £330,000 - £340,000 ***

LOVING FAMILY HOME!...Comprising of generous proportions, a well thought through layout and well cared for throughout. This beautiful four bedroom, detached home offers a great versatility! The location is also excellent, positioned in a highly sought-after location in Mansfield Woodhouse within easy reach of the town centre and occupying a delightful plot the whole family will love!

Firstly, you will find the bright and airy living room that allows a wealth of natural daylight to flow through! Complemented well with dual aspect windows to the front and the rear along with patio doors giving access to the rear garden. Flowing nicely from here is a wonderful dining room with neutral decor, carpeted flooring and a great sense of space for you to utilise. The kitchen is bound to impress, boasting a superb range of matching units, integrated appliances and ample worktop space for practicing your cooking skills! In addition, there is a handy utility room for additional storage, which also giving access to the rear.

Heading upstairs, you will be welcomed to four well-maintained bedrooms, two of which offer their own fitted wardrobes and plenty of versatility. One of the bedrooms also have the advantage of its own private ensuite facility, what's not to love? Furthermore, you'll find a generously sized bathroom just off the landing comprising of a stylish three piece suite.

The garden complements the home perfectly with a paved driveway and a double garage to the front providing off-street parking. There is a spacious garden to the rear with a delightful patio seating area, lawn and fence surround. A perfect setting to take advantage of with family and friends. This home is a credit to its current owners and is too good to miss, so call now to arrange a viewing!





Entrance Hallway

With built in storage cupboard under the stairs, window to the front elevation and further access to;

WC

fitted with a hand wash basin, low flush WC and a window to the front elevation.

Living Room 11'3" x 18'11"

Spacious living room with a window to the front elevation along with floor to ceiling windows and patio doors to the rear, allowing a wealth of natural daylight to flow through.

Dining Room 8'0" x 10'9"

With ample furniture space and a window to the front elevation.

Kitchen 11'6" x 12'4"

Complete with a range of matching cabinets and units, inset sink and drainer,

integrated appliances and a window to the rear elevation. There are also patio doors to the rear and access to a handy utility.

Utility 5'8" x 7'7"

With fitted cabinets and worktop space, inset sink, space and plumbing for a washing machine and an external door to the rear elevation.

Landing

With storage cupboard and further access to;

Bedroom One 10'0" x 10'9"

With built in wardrobes, access to a private en suite and a window to the rear elevation.

En Suite 4'1" x 8'9"

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



Bedroom Two 9'8" x 10'11"

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

Bedroom Three 9'0" x 9'6"

With a window to the rear elevation.

Bedroom Four 6'8" x 10'9"

With a window to the front elevation.

Bathroom 3'6" x 9'3"

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

Garage

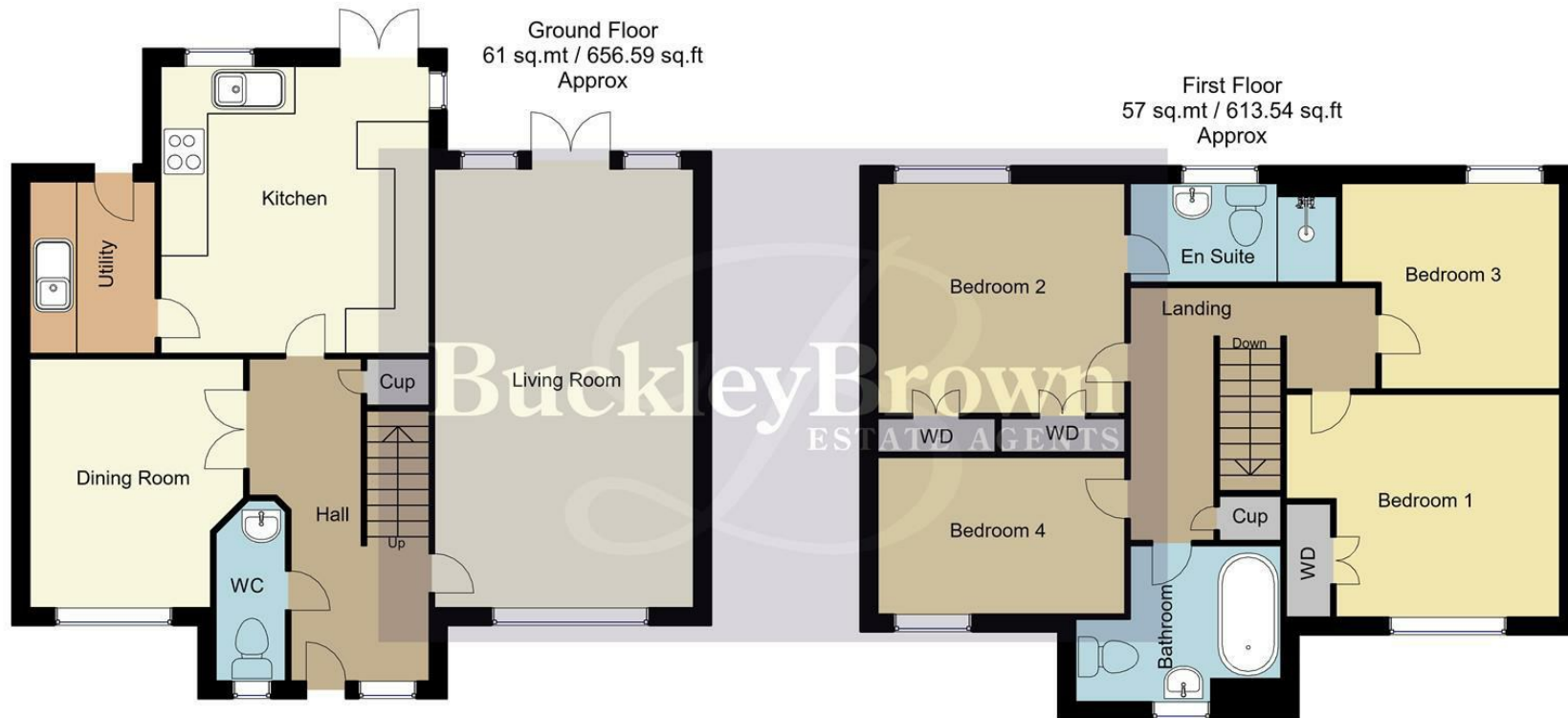
With double garage accessed from the front elevation.

Outside

Low maintenance frontage with double garage and private driveway allowing for off road parking. Well established garden

to the rear which is mainly laid to lawn with 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. Specially 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) A			86
(81-91) B		72	
(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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BuckleyBrown Estate Agents
55- 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND
t: 01623 633633 | mansfield@buckleybrown.co.uk | www.buckleybrown.co.uk

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