



Offers Over £155,000

MAPLETOFT AVENUE | MANSFIELD WOODHOUSE | MANSFIELD | NG19 8HU

**BuckleyBrown**  
ESTATE AGENTS



ONE FOR THE FAMILY!!.. Located in Mansfield Woodhouse, within a short distance of the town centre, excellent shops, amenities and schools is this lovely three-bedroom semi-detached family home! Comprising of a well thought through layout and several entertaining spaces. Perfect for first time buyers or those who are starting a family. Let's take a look inside...

The ground floor presents wonderful accommodation throughout. Step into the living room where you'll be presented with a cosy space to enjoy settling down with the family, complemented by a bay front window allowing a wealth of natural daylight to shine through. The kitchen is just next door and complete with a range of matching units to utilise, along with integrated appliances and space for all essential appliances. You can step straight through to the dining room, here you will find ample furniture space, perfect space for entertaining with family and friends. There's also an external door to the rear elevation giving access to the rear garden!

The first floor benefits from three well-sized bedrooms, all of which have been well cared for. One of the bedrooms benefit from the luxury of a built in wardrobe. Additionally, there's a family bathroom just off the landing which comprises of a four piece suite, where you can relax in a hot bath after a long day!

The outside space offers a well established rear garden which is mainly laid to lawn with decked seating area, and a surrounding fence for additional privacy. A great spot to enjoy a BBQ in the summer. The front of the property also benefits from a private driveway allowing space for handy off-road parking.

Whats not to love? Arrange a viewing today!





**Entrance Hallway**

With window to the side elevation and leading access to;

**Living Room 12'0" x 12'10"**

Spacious living room with bay window to the front elevation.

**Kitchen 7'9" x 10'2"**

Complete with a storage cupboard, range of cabinetry and units, inset sink and drainer, integrated appliances and a window to the side elevation.

**Dining Room 10'2" x 11'2"**

Ample furniture space with a window and external door to the rear elevation.

**Landing**

With window to the side elevation and leading access to;

**Bedroom One 11'3" x 12'0"**

With windows to the front elevation.

**Bedroom Two 9'8" x 11'3"**

With windows to the rear elevation.

**Bedroom Three 7'8" x 8'11"**

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

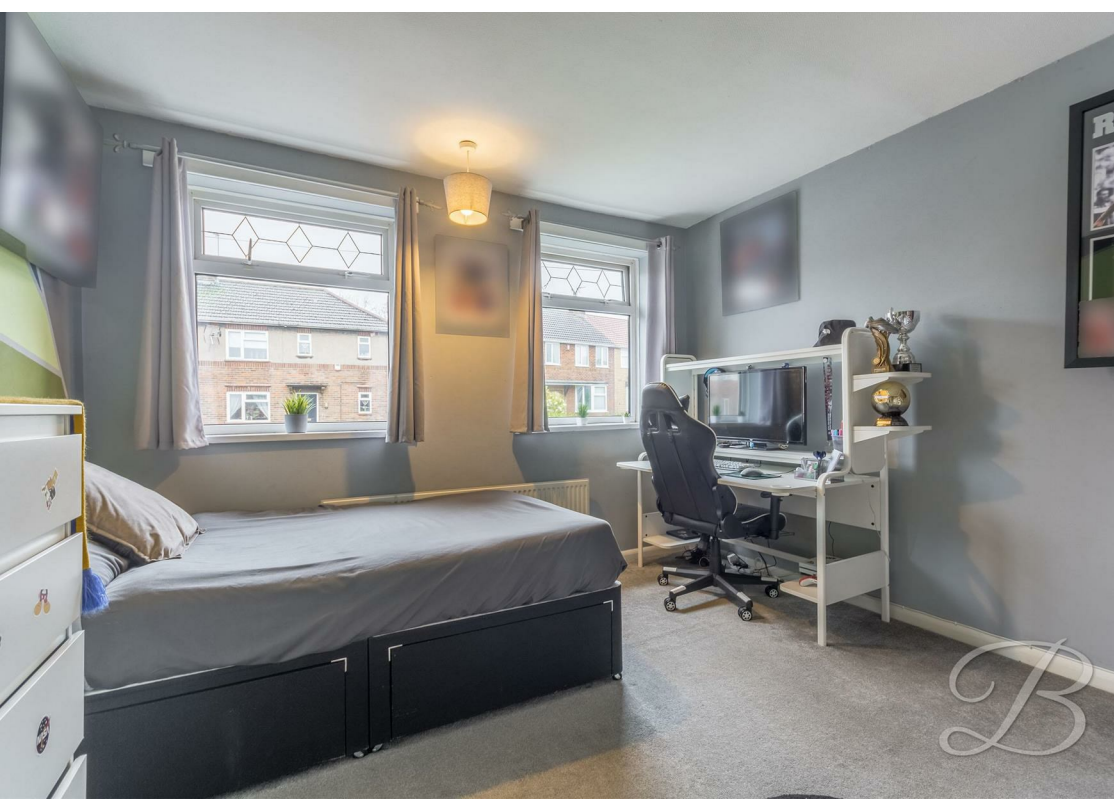
**Bathroom 7'6" x 8'1"**

Four piece family suite comprising of a hand wash basin, low flush WC, bath and shower. With dual aspect windows to the side and rear elevation.

**Outside**

Low maintenance frontage with private driveway. Well established garden to the rear which is mainly laid to lawn, decked seating area and fence surround offering a degree of privacy.





Ground Floor  
44 sq.mt / 473.61 sq.ft  
Approx



First Floor  
43 sq.mt / 462.84 sq.ft  
Approx



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>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>69</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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