



£275,000 Freehold

30 BERESFORD ROAD | | MANSFIELD WOODHOUSE | NG19 8QP

BuckleyBrown
ESTATE AGENTS

ONE FOR THE FAMILY!...This delightful four-bedroomed, extended semi-detached house is positioned in a sought after and convenient location, with schools, local amenities and a green area close on your door step. This property boasts two spacious reception rooms perfect for entertaining guests or simply relaxing with your family. With four well-proportioned bedrooms and two bathrooms, there's plenty of space for any growing family.

The traditional bay fronted design adds character to the property, giving it a classic British feel. The house has been extended to provide even more living space, including a fantastic kitchen/diner where you can cook up delicious meals and enjoy them with your loved ones.

Parking is always a breeze, with a driveway to the front which in turn provides access to the garage. The off-street parking adds an extra layer of security and ease to your daily routine.

Step outside to discover a low maintenance garden, ideal for those who want to enjoy outdoor space without the hassle of extensive upkeep. Whether you're looking to relax in the sun or host a barbecue, this garden offers the perfect setting.

Don't miss out on the opportunity to make this house your home. Contact us today to arrange a viewing!





Entrance Porch

There is an opening into the entrance hall.

Entrance Hall

With stairs rising to the first floor and a useful under-stairs storage cupboard. Doors provide access into;

Lounge

With a bay window to the front elevation and a central heating radiator. There is an opening into the dining room.

Dining Room

With a wall-mounted electric fire and a central heating radiator. There are double doors leading into the kitchen/diner.

Kitchen/Diner

The kitchen is a bright and airy space, featuring two Velux windows, a window to

the rear elevation and patio doors which provide access onto the rear garden, allowing an abundance of natural light. Fitted with an attractive range of high-gloss wall and base units with sink and drainer set into work surface. There is space for a range of integrated appliances, and further space for a dining table and chairs.

Utility Room

Fitted with a range of units with sink set into work surface. There is space and plumbing for a washing machine and further space for a tumble dryer. With a window to the rear elevation, door which provides access outside, and internal access into the garage.

Downstairs WC

Fitted with a low level WC and hand wash basin.

Landing

With a window to the rear elevation, central heating radiator and loft hatch access. Doors provide access into;

Bedroom One

With a bay window to the front elevation, central heating radiator and fitted wardrobes.

Bedroom Two

With a window to the rear elevation and a central heating radiator.

Bedroom Three

Window to the front elevation and a central heating radiator.

Bedroom Four

Window to the front elevation and a central heating radiator.

Bathroom

Fitted with a three-piece suite comprising low level WC, pedestal hand wash basin and panelled bath. With an opaque window to the side elevation and a central heating radiator.

Shower Room

Fitted with a pedestal hand wash basin, low level WC and shower cubicle. With an opaque window to the side elevation and a central heating radiator.

Outside

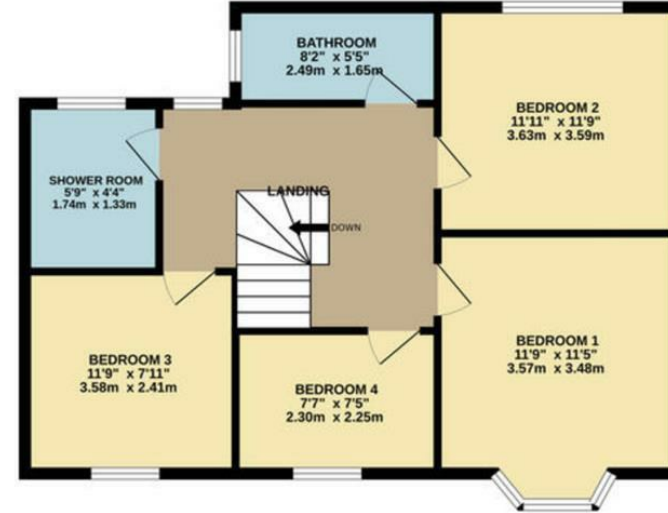
There is a driveway to the front elevation allowing for ample off-street parking, which in turn provides access to the garage. There is a low-maintenance, enclosed garden to the rear featuring raised flower beds and ample patio space to relax and enjoy on those Summer days!



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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			
(81-91) B			
(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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