



TRAFALGAR WAY | MANSFIELD WOODHOUSE | MANSFIELD | NG19 8RJ

**BuckleyBrown**  
ESTATE AGENTS

THE PERFECT FIND!! Prepare to fall head over heels for this modern four-bedroom detached residence which stands beautifully in the desirable area of Mansfield Woodhouse. Located nearby shops and other amenities including The Manor Academy Secondary School, this family home is sure to impress upon viewing! Let's take a peek inside..

As you walk inside, you will firstly be welcomed into the spacious entrance hallway and will be lead into the lovely family lounge which hosts a large bay window, allowing plenty of light to fill the room. There is a great sense of space to add your own furnishings here. As you walk further you will find the modern kitchen/lounge diner really is the star of the show! The kitchen is fitted with a range of stylish cabinetry and units, an inset sink and integrated appliances. The French doors and open-plan style creates the perfect light and airy atmosphere for hosting family meals and other get-togethers! Just next door hosts a utility room with space for a washing machine and extra storage, this is perfect for doing the laundry. Completing the ground floor is a WC for added convenience.

Now that you've seen all the ground floor has to offer, let's take a walk upstairs, where you will be just as impressed! From the landing, you'll gain access to four well-sized bedrooms, the master with a private modern ensuite for added luxury. The family bathroom has been decorated in a minimalistic style, including a fitted three-piece suite with a shower over the bath. This property is move-in ready and provides a neutral palette, making it easy to add your own personal touches!

Heading outside, you will discover a delightful rear garden, complete with a well-maintained and spacious lawn with planted trees and shrubs. This is the perfect space for those evening drinks with family and friends. There is a garage to the front with an ample driveway for parking multiple vehicles. Don't miss out! Call today to book a viewing!





#### Hall

With access to;

**Living Room 11'1" x 16'10"**

With a bay window to front elevation.

**Kitchen 13'1" x 18'8"**

Including matching cabinets with work surfaces over and integrated appliances. With windows and french doors to rear elevation.

**Utility 5'8" x 5'9"**

With space for a washing machine and door access to rear elevation.

**WC**

With a hand wash basin and low flush WC.

#### Landing

With access to;

**Bedroom One 11'0" x 11'1"**

With window to front elevation.

**Bedroom Two 10'2" x 11'10"**

With window to rear elevation.

**Bedroom Three 10'2" x 11'11"**

With window to rear elevation.

**Bedroom Four 8'11" x 11'3"**

With window to front elevation.

#### Bathroom

Including a three-piece suite with window to rear elevation.

#### Ensuite

With a double shower, hand wash basin and low flush WC.

#### Outside

With a well-maintained lawn and patio area to the rear. With a garage and driveway for two cars.





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) A			93
(81-91) B		84	
(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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