



Offers Over £160,000

CANTERBURY CLOSE | MANSFIELD WOODHOUSE | MANSFIELD | NG19 8QE

BuckleyBrown
ESTATE AGENTS

DOWNSIZING OPPORTUNITY!...Presenting that warm, loving feeling from the moment you step inside. Located in a favourable location with good access routes into the town centre and local amenities, this well cared for property will make someone the perfect home.

As you make your way inside, you will be welcomed into the inviting hallway, which will certainly make you feel at home. The first room to catch your eye will be the cosy and spacious lounge, which features a beautiful fireplace and is a lovely focal point in this room, making it the perfect space to sit back and relax. As you make your way further, you will find a well-presented kitchen fitted with a range of matching cabinets and units, with a door leading to the rear garden for added convenience. Leading off from the hallway, there are also two well-appointed bedrooms, with the master benefitting from fitted wardrobes. As well as sliding doors in the second room, providing access to a delightful conservatory overlooking the garden. Completing this floor is a family bathroom fitted with a three-piece suite and full height tiling.

Outside, there is a block paved driveway providing off-street parking. Along with a detached garage and mature shrubbery. There is an enclosed garden to the rear with a lawn, mature trees, and a fence surround.

Ready to make this house your own? Call now to arrange a viewing!





Living Room 16'10" x 10'0"
With carpet to flooring, central heating radiator, coving, fireplace with surround and window to the front elevation.

Kitchen 9'8" x 8'5"
Complete with neutral toned cabinets and units, work surface, inset sink with mixer tap above, splash back, central heating radiator, plumbing for a washing machine and window to the front elevation.

Bedroom One 12'11" x 9'11"
With carpet to flooring, central heating radiator, fitted wardrobes and window overlooking conservatory.

Bedroom Two 9'10" x 8'6"
With carpet to flooring, central heating radiator and sliding doors leading outside.

Conservatory
With surrounding windows and sliding doors providing access to the garden.

Bathroom 5'4" x 6'4"
Complete with a panelled bath, low flush WC, pedestal sink, full height tiling and an opaque window to the side elevation.

Outside
With a block paved driveway providing

off-street parking. Along with a detached garage and mature shrubbery. There is an enclosed garden to the rear with a lawn, mature trees and fence surround.



Ground Floor:
72Sq.MT/775Sq.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) A			89
(81-91) B			
(69-80) C		70	
(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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