



Offers Over £335,000

TRAFALGAR WAY | MANSFIELD WOODHOUSE | MANSFIELD | NG19 8RJ

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ESTATE AGENTS

LOVING FAMILY HOME!...There is definitely more than meets the eye with this wonderful four-bedroom detached house standing beautifully with its stunning private driveway and garage! Located within the convenient area of Mansfield Woodhouse, local shops and other amenities are only a short journey away!

The ground floor accommodation boasts a grand entrance hallway, let's find out more... Moving through to the light and airy lounge you will find a box window to the front, allowing a wealth of natural daylight to flow through. This is the perfect area for hosting movie nights! Just around the corner, you will be met with the stunning dining room. This area offers ample furniture space to enjoy meals with the whole family. Flowing nicely from here is an open sitting area complemented wonderfully by floor to ceiling windows and patio doors leading to the garden. From here you will find a neutral kitchen, this includes a modern range of gloss cabinets and units with built-in appliances, lovely space to practice your culinary skills. The kitchen also gives access to a handy utility for additional storage and washing. Completing this floor is a versatile room which currently lends itself as a study, perfect if you work from home! Additionally, you will find a downstairs 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 have access to four generous sized bedrooms, all of which have been kept to a great standard and offer space and flexibility to add your own stamp. One of the bedrooms benefiting from a private en suite and another having its own built in wardrobe space. The bathroom is just off the landing and is fitted with a high-end suite.

The outside space complements the property perfectly, presenting an ample and private rear garden with patio seating area and well kept lawn.

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





Entrance Hallway

Spacious hallway with handy storage cupboard and leading access to;

Lounge 11'8" x 19'0"

Ample furniture space with a box window to the front elevation allowing a wealth of natural daylight to flow through.

Dining Room 8'6" x 10'3"

Bright and airy with a window to the rear elevation.

Sitting Room 7'11" x 11'9"

Spacious seating area with with floor to ceiling windows and patio doors to the rear, bringing the outside inside.

Kitchen 8'6" x 10'1"

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

integrated appliances and a window to the rear elevation. Additionally, there is access to a handy utility.

Utility 5'4" x 5'4"

Offering worktop space and space and plumbing for a washing machine and tumble dryer.

Study 7'0" x 7'4"

Versatile room with a window to the front elevation.

WC

Fitted with a hand wash basin and low flush WC.

Landing

With built in storage cupboard and access to;

Bedroom One 11'8" x 12'4"

With dual aspect windows to the front and side elevation. Access to a private three piece en suite.

En Suite 4'7" x 7'6"

Three piece suite comprising of a hand wash basin, low flush WC and shower.

Bedroom Two 11'3" x 12'0"

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

Bedroom Three 10'2" x 10'10"

With a window to the rear elevation.

Bedroom Four 9'11" x 10'2"

With a window to the rear elevation.

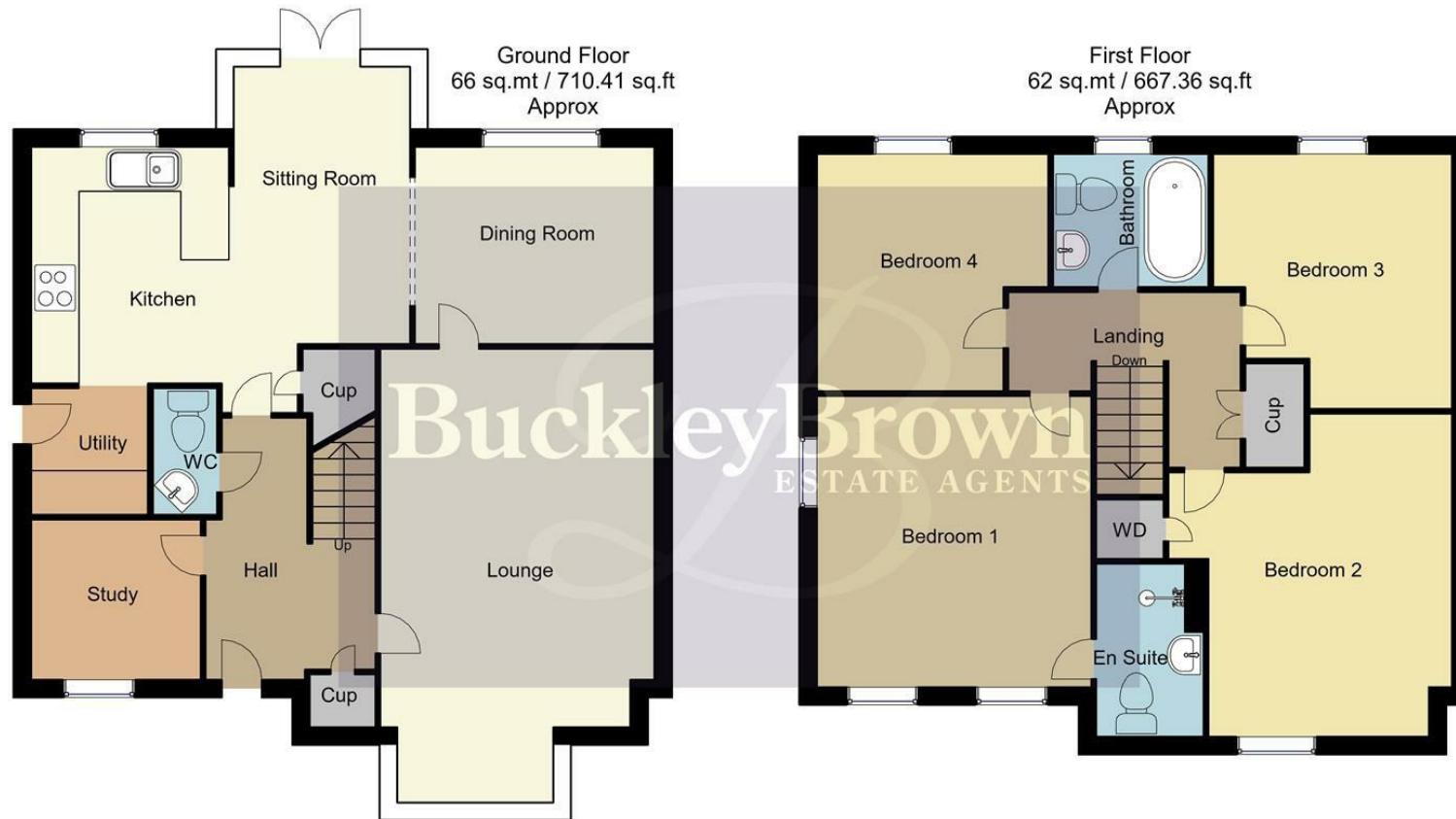
Bathroom 5'10" x 6'6"

Three piece suite including a hand wash basin, low flush WC, bath and a window to the rear elevation.

Outside

Low maintenance and well kept frontage with pathway leading up to the front door. With private driveway for two cars and a single garage allowing for off road parking. To the rear there is a well maintained lawn, patio seating area and fence surround.





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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