



HIGHLAND CLOSE | MANSFIELD WOODHOUSE | MANSFIELD | NG19 9BN

BuckleyBrown
ESTATE AGENTS

YOUR NEXT MOVE!... This charming and well-kept four bedroom detached family home really needs to be seen to appreciate its beauty! With a modernised interior and a well-planned layout, this property is perfect for anyone wanting a move-in ready family home! So let's head inside...

We are first welcomed into the hallway, which is of considerable size and benefits from a storage cupboard for added convenience. From here, we walk into the generous living room/dining area, which features natural decor and comes with a fitted fireplace to take the chill away in those winter months! The dining area offers plenty of space for a table and chairs, not to mention the French doors, which allow plenty of light to fill the room. From here, let's step into the kitchen which comes fitted with a range of attractive units and cabinetry with modern work surfaces draped over and integrated appliances. There is also a breakfast bar area to enjoy your morning cup of tea! Like what you see so far? Let's head upstairs where the magic will continue...

From the landing, you will be met with four spacious bedrooms, all of which have been well maintained and offer flexibility to add your own stamp. The family bathroom hosts a three-piece suite, including a shower over the bath. This is the perfect space to unwind after a long day.

The outside offers a superbly sized enclosed rear garden, which is mainly laid to lawn with mature shrubs and trees and also features a patio area which is perfect for setting up those furniture sets and entertaining family and friends when the sun is shining! You simply must view to admire the possibilities of this property! Don't hold back, and give us a call to view today!





Hall
With access to;

Living Room 10'10" x 12'9"
With window to front elevation.

Dining Room 7'3" x 9'11"
With french doors to rear elevation.

Kitchen 9'1" x 18'2"
Including a range of cabinets and units with work surfaces over. With space for appliances and window to rear elevation.

Landing
With access to;

Bedroom One 10'11" x 10'11"
With widow to front elevation.

Bedroom Two 8'10" x 10'11"
With window to rear elevation.

Bedroom Three 9'0" x 10'2"
With window to rear elevation.

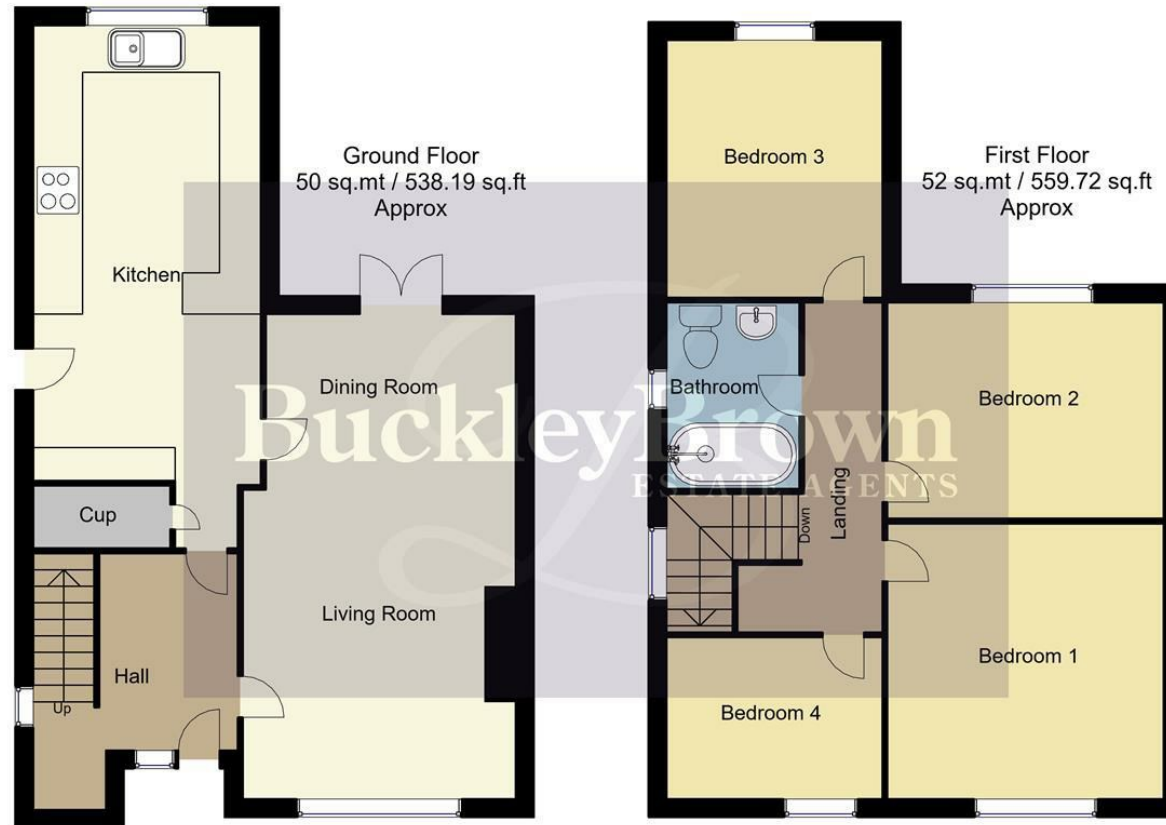
Bedroom Four 6'5" x 8'6"
With widow to front elevation.

Bathroom 5'8" x 7'7"
Including a three-piece suite. With window to front elevation.

Outside

Including a lawn to the rear. With a driveway to the front for private parking.





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. Specially 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			82
(81-91) B			
(69-80) C			
(55-68) D		65	
(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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