



Offers Over £300,000 Freehold

26 TRAFALGAR WAY | MANSFIELD WOODHOUSE | MANSFIELD | NG19 8RJ

BuckleyBrown
ESTATE AGENTS

CREATE YOUR NEXT CHAPTER!!... We welcome you to this excellent four-bedroom detached property standing beautifully in the sought after area of Mansfield Woodhouse. This house is a true gem and offers a well-planned layout, local amenities and a spacious rear garden. If you're in search of your future home, then this one could be for you. Let's take a look around..

The entrance hosts a homely lounge area. This is the perfect social setting to relax and unwind, with the french doors allowing plenty of light to fill the room. The office room can be found just across the way. This is perfect for those who work from home. There is versatility for this room to become a dining area or a snug. The kitchen hosts matching cabinets and units with work surfaces over, an inset sink and integrated appliances. This is a great setting for those who enjoy cooking family meals. Completing the floor is a WC for added convenience.

Heading to the first floor, you'll discover four exceptional bedrooms, providing ample space, the master with the luxury of its very own private ensuite. The family bathroom is just off the landing and complete with a modern three-piece suite. This is a well-loved family home and is a credit to its owners.

Outside, the residence boasts a very spacious and private garden with a well-maintained lawn and patio area. This is perfect for BBQ's in the summer months with family and friends. To the front of the property hosts a spacious driveway and garage for handy storage. Don't let this superb opportunity slip through your fingers! Call our team today and book in a viewing!





Hall
With access to;

Office
With dual aspect windows.

Living Room
With window to front elevation and french doors to rear elevation.

Kitchen
Complete with a modern range of matching units and cabinetry, with complementary work surface over and inset sink.

Landing
With access to;

Bedroom One
With dual aspect windows.

Ensuite
Including a three-piece suite.

Bedroom Two
With dual aspect windows.

Bedroom Three
With window to front elevation.

Bedroom Four
With window to rear elevation.

Bathroom
Including a three-piece suite.

Outside
Including a well-maintained lawn and patio area. With a garage to the front including a driveway for multiple cars.



Ground Floor:
62Sq.MT/667.36Sq.FT
Approx.

First Floor:
63Sq.MT/678.13Sq.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. 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			
(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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