



Price £250,000

WORCESTER AVENUE | MANSFIELD WOODHOUSE | MANSFIELD | NG19 8QY

BuckleyBrown
ESTATE AGENTS

WARM & COSY!!...This three bedroom home is a true gem and we can't wait to show you around. Boasting a spacious and well-presented interior, this detached property has room for the whole family, with an open plan space, extensive garden and neutral tones throughout. You simply must view this one for yourself! Let's take a peek inside..

The ground floor boasts incredible accommodation. Starting with the open plan living/dining room, which offers ample furniture space, making this the perfect room to both relax or entertain! Moving through to the kitchen which offers a range of matching units and appliances, making it simple to show off your culinary skills. Just next door you will also find a sitting room complemented by sliding doors, bringing the outside inside. Completing the ground floor is a three piece shower room for added convenience.

The first floor hosts three generous sized bedrooms, all of which have been well looked after and offer plenty of versatility. In one of the bedrooms you will also find built in wardrobes. Furthermore, the family bathroom can be found just off the landing and complete with a three piece suite.

The garden is decorative, with a lovely spacious patio seating area, extensive lawn and lovely surrounding shrubs. Perfect for inviting the whole family around and enjoying the sunny months together with a BBQ. To the front of the property is a generous private driveway and a garage, allowing space for ample off-road parking.





Porch
With windows to the front, side and rear elevation, access to;

Hall
With a storage cupboard and further access to;

Living Room 10'9" x 13'0"
With a feature fireplace, opening into the dining room and a window to the front elevation.

Dining Room 8'11" x 9'1"
Ample furniture space complemented by patio doors to the rear elevation.

Kitchen 7'8" x 10'11"
Complete with a range of matching cabinets, inset sink and drainer, integrated appliances and a window to the rear elevation. There is also further space for a washing machine/tumble dryer.

Sitting Room 7'7" x 17'8"
Spacious room with a window to the rear elevation and sliding doors to the side elevation.

Shower Room 3'7" x 8'3"
Three piece suite comprising of a hand wash basin, low flush WC and shower. With a window to the side elevation.

Landing
With a window to the side and access to;

Bedroom One 10'3" x 12'7"
With carpeted flooring, central heating radiator and a window to the front elevation.

Bedroom Two 9'7" x 10'3"
With carpeted flooring, central heating radiator and a window to the rear elevation.

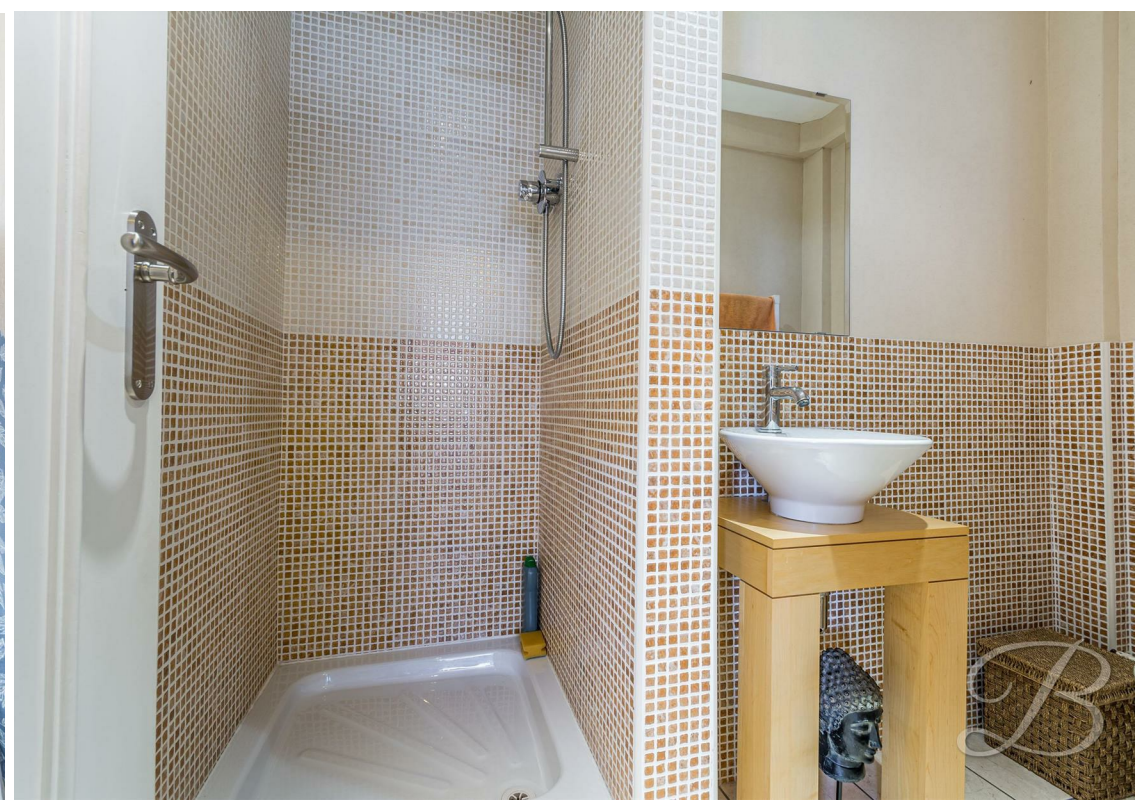


Bedroom Three 6'3" x 8'11"
With carpeted flooring, built in wardrobe, central heating radiator and a window to the front elevation.

Bathroom 5'4" x 6'3"
Three piece suite comprising of a hand wash basin, low flush WC, bath and a window to the rear elevation.

Garage 8'3" x 14'1"
Accessible from the front elevation along with a side door for additional access.

Outside
Low maintenance frontage with a private driveway and garage for off road parking. To the rear you will find a lovely decorated garden including a well established garden, 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. Specially no guarantee is given on the total square footage of the property if quoted on this plan.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		67	
(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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