



Asking Price £215,000 Freehold

NORFOLK COURT | MANSFIELD WOODHOUSE | MANSFIELD | NG19 9HW

**BuckleyBrown**  
ESTATE AGENTS



HOME SWEET HOME!... Introducing this immaculate, three-bedroom detached property for sale, offering an array of unique features and making it the perfect home for families and couples alike. Nestled within close proximity to public transport links, local amenities, green spaces, nearby parks, and excellent local schools, this home certainly ticks all the boxes!

As you enter, you will be greeted by an entrance porch, which offers a convenient space for taking off your coat and shoes after a long day. Just off from here, you will find the living room, offering a light and airy feel, presenting the perfect setting to relax and unwind with loved ones. The kitchen is simply wonderful, boasting ample space for dining, making it perfect for socialising with family and friends.

The first floor boasts three well-proportioned bedrooms, all of which are very versatile and feature fitted wardrobes, and a modern shower room off from the landing. Comprised of a three-piece suite, including an enclosed shower.

Outside, you'll find beautifully maintained front and rear gardens, perfect for enjoying a bit of fresh air and sunshine or hosting barbecues during the summer months. Additionally, the property includes a driveway and a garage, providing secure parking or extra storage space as needed.

Call today to view!







### Entrance Porch

Door provides access into the living room.

### Living Room 11'11" x 15'2"

With a window to the front elevation and a central heating radiator. There is a door which provides access into the inner hall.

### Inner Hall

With a window to the side elevation and a stairs rising to the first floor. Doors provide access into;

### Kitchen/Dining Room 10'2" x 15'3"

The kitchen is fitted with a beautiful range of shaker-style wall and base units with sink and drainer set into work surface. There is space for a free-standing cooker with an extractor hood over, and further space and plumbing for a washing machine

and fridge/freezer. The kitchen really is the heart of the home, offering ample space for a dining table and chairs, making this the ideal place for entertaining family and friends. With a window to the rear elevation, central heating radiator, and french patio doors which provide access onto the rear garden. There is also a useful storage cupboard.

### Landing

With a window to the side elevation and a useful storage cupboard. Doors provide access into;

### Bedroom One 9'1" x 11'11"

With a window to the front elevation, central heating radiator and a fitted wardrobe.

### Bedroom Two 8'3" x 10'2"

With a window to rear front elevation, central heating radiator and a fitted wardrobe.

### Bedroom Three 5'10" x 9'1"

With a window to the front elevation, central heating radiator and a fitted wardrobe.

### Shower Room 6'7" x 7'3"

The shower room is fitted with an attractive three-piece suite in white comprising low level WC, vanity hand wash basin and shower with complementary glass shower screen and splash back. With an opaque window to the rear elevation and central heating radiator.

### Outside

The property stands well and boasts kerb appeal. There is a garden to the front which is mainly laid to lawn with a hedge border, allowing a degree of privacy and creating a pleasant walk up to the front door. There is a driveway which provides off-street parking, which in turn gives access to the garage. The rear garden has been beautifully landscaped, featuring a decked seating area and planted border, with the rest being mainly laid to lawn. The perfect place to sit and relax during those summer days!









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) <b>A</b>			<b>81</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>61</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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BuckleyBrown Estate Agents  
55- 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND  
t: 01623 633633 | [mansfield@buckleybrown.co.uk](mailto:mansfield@buckleybrown.co.uk) | [www.buckleybrown.co.uk](http://www.buckleybrown.co.uk)

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