



Offers Over £245,000

ARUN DALE | MANSFIELD WOODHOUSE | MANSFIELD | NG19 9RF

BuckleyBrown
ESTATE AGENTS

YOUR FORVER HOME!!...This three bedroom fully renovated home is a true gem and we can't wait to show you around. Boasting a well-presented interior, this detached property has room for the whole family, with an open plan kitchen/dining room, spacious garden and neutral fittings throughout. You simply must view this one for yourself!

The ground floor firstly presents you with the living room which offers ample furniture space, making this a lovely space to relax after a long day! Flowing through the sliding doors into a light and airy conservatory, making this a great space to entertain all year round. Moving through to the open plan kitchen/dining room which offers an extensive range of matching units and appliances, making it simple to show off your culinary skills. Additionally, this room benefits from ample furniture space and access to the side of the property. Completing the ground floor is access to a handy downstairs WC.

The first floor hosts three excellent bedrooms, all of which have been kept to a high standard offering plenty of versatility to add your own personal touch. All three bedrooms have the luxury of their very own built in wardrobes for added convenience. Furthermore, the family bathroom can be found just off the landing and complete with a three piece suite.

The garden mainly laid to lawn with surrounding shrubs and a patio seating area. To the front of the property is a low maintenance gravel area along with a private driveway and garage, allowing space for ample off-road parking.

Call now to arrange a viewing!





Entrance Hallway

With a window to the front elevation and access to;

WC

Fitted with a hand wash basin, low flush WC and a window to the front elevation.

Living Room 11'3" x 16'11"

Spacious room with sliding doors to the rear giving access to the conservatory.

Conservatory 8'6" x 7'10"

With surrounding windows and patio doors to the side elevation.

Kitchen/Dining Room 9'0" x 20'10"

Complete with a range of matching cabinets, inset sink and drainer, integrated appliances and a window to the rear elevation. There are also splashback tiles for extra decor along with further space for

dining furniture. Fitted with a box bay window to the front elevation and an external door to the side.

Landing

With leading access into;

Bedroom One 9'6" x 14'11"

With carpeted flooring, central heating radiator, built in wardrobe and a window to the front elevation.

Bedroom Two 8'4" x 11'6"

With carpeted flooring, central heating radiator, built in wardrobe and a window to the front elevation.

Bedroom Three 8'11" x 6'8"

With carpeted flooring, central heating radiator, built in wardrobe and a window to the rear elevation.



Bathroom 9'0" x 5'6"

Three piece suite comprising of a hand wash basin, low flush WC and bath with overhead shower. With a window to the rear elevation.

Garage 9'6" x 17'0"

Accessible from the front elevation with a window to the rear and external door to the side.

Outside

Low maintenance gravel frontage with a private driveway and garage allowing for ample off road parking. To the rear the garden is mainly laid to lawn with surrounding shrubs and a patio seating area.



Ground Floor
72 Sq.mt / 775.00 Sq.ft
Approx

First Floor
43 Sq.mt / 462.84 Sq.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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		63	
(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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