



Offers Over £220,000 Freehold

ROMAN BANK | MANSFIELD WOODHOUSE | MANSFIELD | NG19 9DF

**BuckleyBrown**  
ESTATE AGENTS

A TERRIFIC FIND!...Welcoming you to this beautiful three-bedroom property, located in the highly popular area of Mansfield Woodhouse, and nearby to a terrific range of shops, amenities, parks, schools and commuter links. The property itself has been wonderfully presented throughout, offering a spacious and homely internal layout that is perfectly suited to growing families! You really don't want to miss out on this one, so let's take a look inside..

The ground floor welcomes you to an open-plan living/dining area that is fitted with beautiful neutral decor and a traditional fireplace. The bay fronted window allows a wealth of natural light to flow through and provides a welcoming environment for both relaxing and dining. Not to mention, sliding doors, which provide easy access to the garden. Next is the delightful kitchen that is equipped with a range of units to utilise, along with integrated appliances and space for a washing machine and tumble dryer. You'll also gain access to the rear garden from here.

The first floor hosts three well-appointed bedrooms, all of which have been kept to a high standard with lots of space and flexibility to add your own stamp. Two of which benefit from fitted wardrobes. The family bathroom can also be found just off the landing and comprises of a wash hand basin and bath, where you can enjoy relaxing after a long day. Together with a WC just next door.

Heading outside, you will certainly be impressed to find a private and enclosed rear garden that features a well-maintained lawn and patio seating area, perfect for enjoying alfresco dining, or just quality time with family and friends. Together with mature trees, creating extra privacy and decorative shrubbery. It's clear this space has been well loved! The front of the property also features a driveway and an attached garage, allowing space for both off-road parking and secure storage.





**Living Room 10'4" x 13'5"**  
 With carpet to flooring, traditional fireplace, coving and sliding doors leading outside.

**Dining Room 9'10" x 11'5"**  
 With carpet to flooring, central heating radiator, coving and a bay window to the front elevation.

**Kitchen 8'0" x 15'0"**  
 Complete with matching wall and base units, work surface, gas hob, extractor fan, tiled walls, inset sink with a mixer tap above, plumbing for a washing machine and tumble dryer. With an integrated microwave, oven,

window to the rear elevation and door leading outside.

**Bedroom One 11'0" x 11'8"**  
 With carpet to flooring, central heating radiator, fitted wardrobes, coving and a bay window to the front elevation.

**Bedroom Two 8'4" x 11'5"**  
 With carpet to flooring, fitted wardrobe, coving and window to the rear elevation.

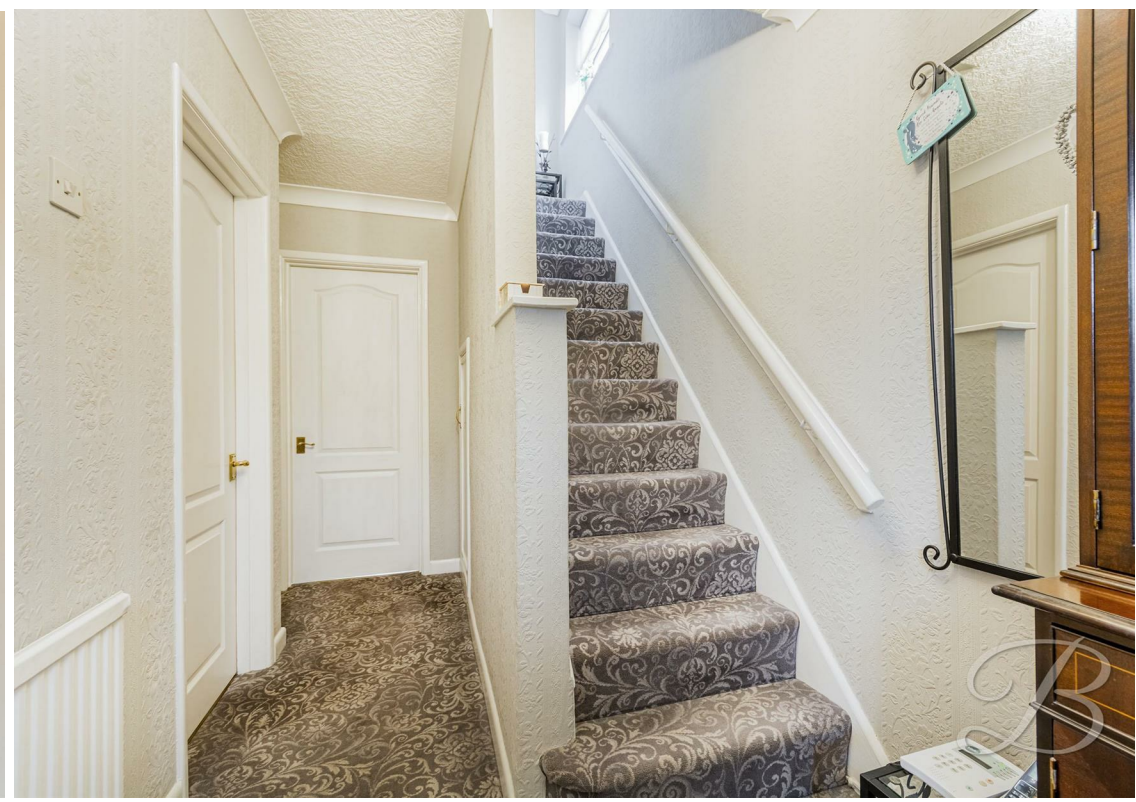
**Bedroom Three 7'8" x 8'7"**  
 With carpet to flooring, central heating radiator, coving and a window to the front elevation.



**Bathroom 4'10" x 5'11"**  
 Complete with a panelled bath, low flush WC, pedestal sink, central heating radiator and an opaque window,

**WC**  
 Fitted with a low flush WC and an opaque window.

**Outside**  
 With a driveway to the front elevation providing off-street parking. There is a beautiful and established garden to the rear with a patio area, maintained lawn, decorative shrubbery and mature trees creating extra privacy.





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.  
CC Ltd ©2018

**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>86</b> |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  | <b>68</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 |           |

ROMAN BANK  
MANSFIELD WOODHOUSE  
MANSFIELD  
NG19 9DF



BuckleyBrown Estate Agents  
55- 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND  
t: 01623 633633 | mansfield@buckleybrown.co.uk | www.buckleybrown.co.uk

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.

**BuckleyBrown**  
ESTATE AGENTS