



Offers In The Region Of £245,000 Freehold

16 BRISBANE CLOSE | MANSFIELD WOODHOUSE | MANSFIELD | NG19 8QZ

**BuckleyBrown**  
ESTATE AGENTS

**\*\* NO CHAIN \*\* SOLD WITH VACANT POSSESSION \*\* A WHOLESOME FAMILY RESIDENCE!** Prepare to fall head over heels for this three-bedroom detached property standing beautifully in the quiet area of Mansfield Woodhouse. The area is impressive, conveniently positioned a short distance from schools and amenities. Let's take a look inside...

Upon entry, you will be presented with a lovely living room area where you'll find the stunning feature fireplace and open-plan style creates a bright and inviting atmosphere. Through to the dining area, which offers space for a large table and chairs. The perfect space for hosting dinner parties and inviting family over! Through to the kitchen provides a wide range of matching wall and base units to utilise, along with space for all essential appliances and ample worktop space to prepare tasty meals. The ground floor space is very generous, offering space to get creative! The residence boasts the added bonus of a conservatory. This room could be used as a second sitting room or even a snug.

Now that you've seen all the ground floor has to offer, let's take a walk upstairs, where you will be just as impressed! From the landing, you'll gain access to three well-sized bedrooms which offer space for all of your homely furnishings. This property hosts an impressive bathroom with a shower cubicle and a bath tub! This is a tranquil space to relax and unwind after a long day.

Heading outside, you will find a large low-maintenance patio area which lends itself perfectly to BBQ's in the summer months! This property offers a great deal of privacy and space to add your own stamp. The property also offers a generous driveway accommodating space for off-road parking for multiple cars. If this property is for you, call now to book a viewing!!





#### Hall

With access to;

Living Room 10'9" x 13'0"

With window to front elevation.

Kitchen 7'5" x 15'3"

Complete with a range of matching units and cabinetry, with complementary work surface over and inset sink. With window to front elevation.

Dining Room 10'11" x 24'0"

With french doors to rear elevation.

Conservatory 8'6" x 9'7"

With windows surrounding and french doors leading onto the garden.

Landing

With access to;

Bedroom One 10'2" x 12'7"

With window to front elevation.

Bedroom Two 9'7" x 10'3"

With window to rear elevation.

Bedroom Three 6'5" x 8'11"

With window to front elevation.

Bathroom 6'2" x 14'7"

Complete with a four-piece suite. Including bath tub, shower cubicle, a low flush WC and hand wash basin.

Outside

To the rear offers a low maintenance patio area. the front hosts a spacious driveway with parking for multiple cars including electric car port.





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>			82
(81-91) <b>B</b>			
(69-80) <b>C</b>		70	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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