



PEAFIELD LANE | MANSFIELD WOODHOUSE | MANSFIELD | NG19 9DS

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ESTATE AGENTS

AN AESTHETIC FAMILY HOME!!... Welcome to this state-of-the art three-bedroom detached home. Positioned in the popular and convenient area of Mansfield Woodhouse. This house is a hidden gem and offers instant kerb appeal with a well-planned layout, local amenities and a well-landscaped garden. Let's take a look around..

As you enter this property, you will be mesmerized by the beautiful tiled flooring and glass staircase. Just to the right, you will be greeted by stunning double glass doors which leads us to the living room. This chic and stylish room comprises a media wall with a fireplace and fitted TV. The contemporary kitchen/diner is a great entertaining space and hosts a range of modern units and cabinets with integrated appliances. Not to mention the grand island with a built-in breakfast bar. This is the perfect space for those who love to cook! There is a sitting room and a balcony where you can enjoy your morning coffee or evening drinks with friends!

Heading to the first floor, you'll discover three additional bedrooms which have been kept to a high standard and provide ample space for your own personal touches. Not to mention the added luxury of private ensuite and built-in wardrobes in two of the rooms. Let's head outside where the magic will continue...

The bottom floor accommodates a newly built garden room which is a personal favourite of mine! The aesthetic diner and seating area have been decorated in a minimalistic style. There is also the added luxury of a second kitchen and a WC for added convenience. The bifold doors create a seamless transition to the outdoors! Stepping outside, the garden really is something special. The well-maintained garden and patio seating area would be perfect for BBQ's in the summer months. As you can see, there is space for a hot tub too. This property is move-in ready and would make an excellent family home. Don't let this superb opportunity slip through your fingers! Call our team today and book in a viewing!





Hall
With access to;

Living Room 17'1" x 17'2"
Complete with a media wall and a surround sound cinematic speakers fitted.
With window to front elevation.

Kitchen/Dining Room 19'7" x 37'10"
Complete with a range of matching units and cabinetry, with complementary work surface over and inset sink. Including integrated appliances and an island with built-in breakfast bar. There is also space here for a dining room table/seating area and sliding double doors with a balcony overlooking the garden.

Utility 6'7" x 8'3"
With a range of cabinetry and units, an inset sink and space for additional appliances.

Shower Room 5'6" x 6'7"
Complete with a three-piece suite. With window to side elevation.

Landing
With access to;

Bedroom One 11'6" x 11'10"
Comprising built-in wardrobes, spotlights fitted and wonderful flooring. With window to rear elevation.

Ensuite 8'3" x 12'0"
This large suite comprises a double sink, a bath tub, shower cubicle and low flush WC. With window to rear elevation.

Bedroom Two 13'7" x 13'4"
Comprising built-in wardrobes, spotlights fitted and wonderful flooring. With window to front elevation.

Ensuite 5'7" x 6'5"
Complete with a three-piece suite. With window to side elevation.

Bedroom Three 7'10" x 9'6"
With a large balcony to side elevation and a window to the front elevation.

Garden Room 10'6" x 29'5"
A super-sized lounge/dining area with bifold doors to rear elevation.

Kitchen
Complete with a modern range of cabinets and units with work surfaces over.

WC
With a low flush WC and hand wash basin.

Outside
Complete with a well-manicured lawn and a patio seating area. There is space for a hot tub here. To the front hosts a garage for ample storage, and a driveway for multiple cars.



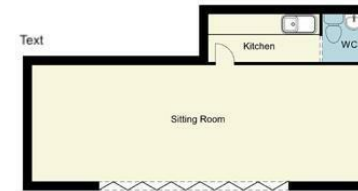
Ground Floor
133sq.m/1432.89sq.ft
Approx.



First Floor
64sq.m/687.86sq.ft
Approx.



Garden Room
39sq.m/414.87sq.ft
Approx.



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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		75	
(69-80) C			
(55-68) D			
(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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