



Asking Price £170,000 Freehold

1 MANOR MEWS | | MANSFIELD WOODHOUSE | NG19 8FG

**BuckleyBrown**  
ESTATE AGENTS



Welcome to this immaculately presented cottage-style house, a real gem that is now available for sale. This beautiful home boasts a wealth of features that make it the perfect choice for couples or first-time buyers seeking a stylish retreat in a desirable location.

As you step inside, you will be welcomed by a lovely open plan kitchen/living area. The kitchen is fitted with a modern and attractive range of wall and base units, complete with a breakfast bar and integrated appliances, perfect for those who love to cook. The open plan layout ensures that you can engage with guests or keep an eye on the little ones while preparing meals.

Just off from here you will find the living space. This room benefits from a garden view and direct access to a charming outdoor space. Imagine spending your afternoons relaxing here, enjoying the tranquil views, or hosting delightful garden parties for family and friends.

The property offers two double bedrooms, providing ample space for rest and relaxation. The contemporary bathroom is a true highlight, featuring a heated towel rail, modern suite, vanity units, and a rainfall shower over the bath, providing an indulgent spa-like experience each day.

One of the unique features of this property is the parking facilities it offers, a rarity in such a prime location. Furthermore, it's ideally situated near public transport links, local amenities, and schools. For those who love the great outdoors, there are green spaces, nearby parks, and walking routes to explore.

In summary, this is an impeccably presented home in a sought-after location, offering a desirable lifestyle. We highly recommend viewing this property to fully appreciate its unique charm and character.





### Entrance Hall

With a central heating radiator and stairs rising to the first floor. Door provides access into;

### Open Plan Kitchen, Lounge & Diner

The kitchen is fitted with a modern range of wall and base units with sink and drainer set into work surface. There are a range of integrated appliances which include a fridge, freezer, electric oven and a 4-ring gas hob with an extractor fan over. There is a breakfast bar which offers the perfect spot to socialise with friends and family. The lounge area is bright and airy, and of a generous size. With a window to the front elevation, window to the rear elevation, two central heating radiators, and patio doors which provide access onto the rear garden for convenience. There is also a useful under-stairs storage cupboard.

### Downstairs WC

Fitted with a vanity hand was basin and a low level WC set into vanity unit.

### Bedroom One

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

### Bedroom Two

With a window to the rear elevation and a central heating radiator.

### Bathroom

The bathroom is fitted with a stunning three-piece suite comprising a panelled bath with a rainfall shower over, low level WC and hand wash basin set into vanity unit. With an opaque window to the side elevation and a chrome heated towel rail.

### Outside

There is a small and gated front garden, with a pathway which provides access to the front door. There is also a driveway allowing for ample off-street parking. The rear garden is low-maintenance, featuring a patio area and stoned border with the rest being mainly laid to lawn. There is also a useful storage shed.

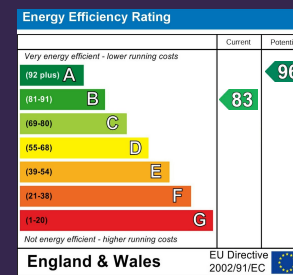
### Agent Note

Within the meaning of the estate agency act 1979, the seller of this property is an associate of BuckleyBrown.



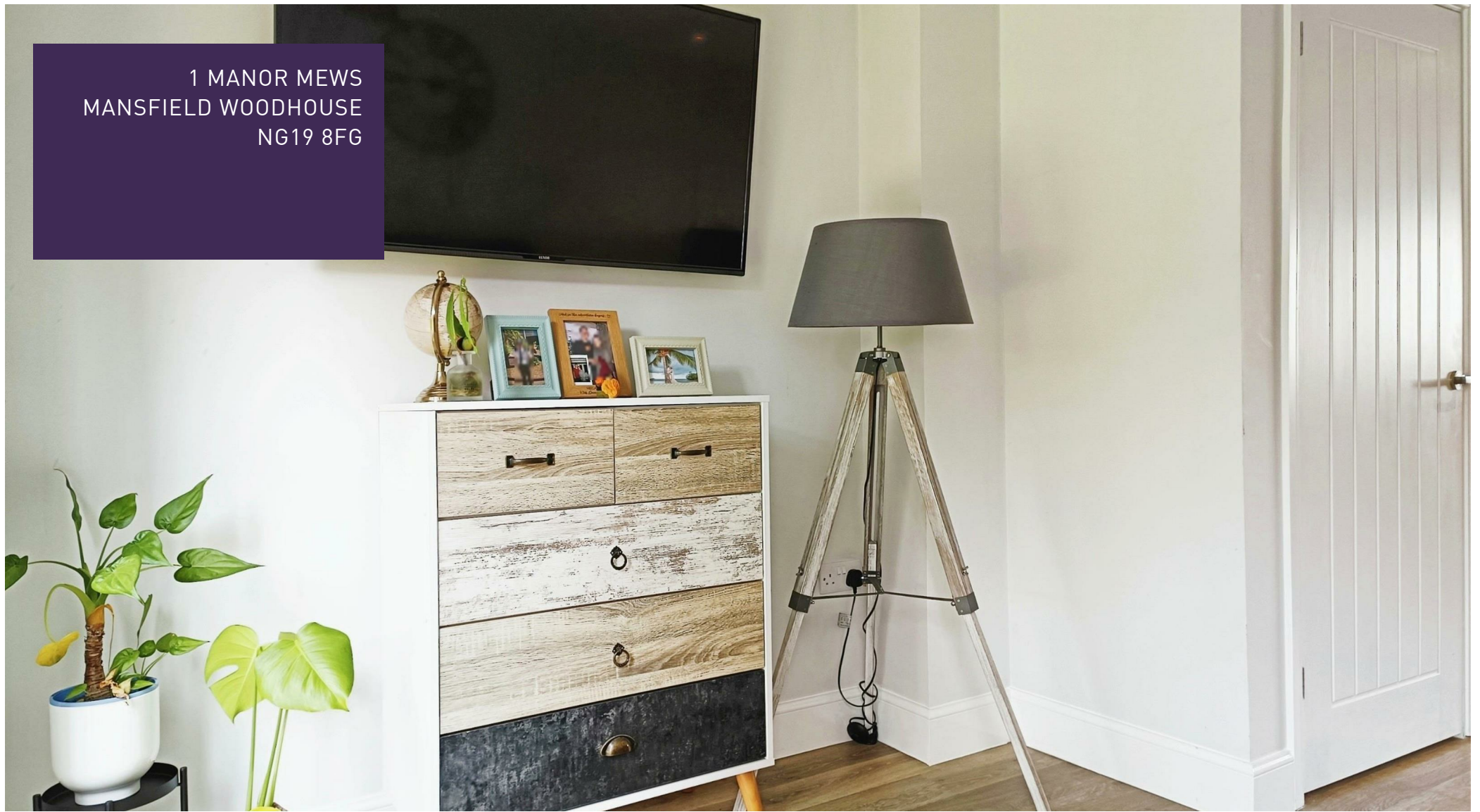


IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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.





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