



Offers Over £185,000 Freehold

83 DEBDALE WAY | MANSFIELD WOODHOUSE | MANSFIELD | NG19 7NR

**BuckleyBrown**  
ESTATE AGENTS



HOME SWEET HOME!... For sale is this well-presented and neutrally decorated semi-detached house, boasting a comfortable living arrangement ideal for first time buyers, couples and families. This splendid property ensures a contemporary, stylish living space that seamlessly combines comfort and practicality. The location of this property is second to none. It enjoys proximity to public transport links, highly rated schools, local amenities, and green spaces including nearby parks. This makes it a perfect choice for those seeking a property that offers a blend of urban convenience and serene green spaces.

The property comprises a good-sized lounge, a modern kitchen with dining space, three bedrooms, and two bathrooms and a W/C. The kitchen, which is one of the standout features of this house, is equipped with modern units and has doors leading onto a beautiful garden. The lounge is spacious, offering a perfect setting for relaxation or entertaining guests.

The upstairs space is equally impressive. The master bedroom is a well-proportioned double room that benefits from an en-suite bathroom. The second bedroom is a large single, and the third bedroom is a single room. There is also a family bathroom with a shower over the bath, offering convenience for all residents of the house.

One of the unique features of this property is the driveway which allows for ample off-street parking. The property also boasts a delightful rear garden, a perfect area to enjoy the outdoors, whether for relaxation or for hosting a gathering.

This home offers a wonderful opportunity for those seeking a comfortable, modern and well-located property.

Don't miss out. Call today to view!





#### Entrance Porch

Giving access to;

#### Downstairs W.C

Fitted with a low level WC, pedestal hand wash basin and central heating radiator.

#### Living Room 10'2" x 14'0"

With window to front elevation, carpet flooring, central heading radiator and door leading to the stairs to first floor accommodation.

#### Kitchen/Dining Room 10'8" x 14'10"

Complete with a range of matching wall and base units with complementary work surface over, integrated oven with hob and extractor hood over, space and plumbing for washing machine, inset sink with drainer and mixer tap over, space for

fridge/freezer. With a window to the rear elevation, tiled flooring, and patio doors leading to rear garden. There is also a useful storage cupboard.

#### First Floor Landing

Giving access to;

#### Bedroom One 9'7" x 10'10"

With carpet flooring, central heating radiator, window to rear elevation and access to its very own en-suite facility.

#### En-Suite 5'0" x 7'11"

Complete with a three piece suite comprising of shower cubical, low flush w.c and hand wash basin, central heating radiator and window to rear elevation.

#### Bedroom Two 7'4" x 10'3"

With carpet flooring, window to front elevation and central heating radiator.



#### Bedroom Three 6'10" x 7'1"

With carpet flooring, window to front elevation and central heating radiator.

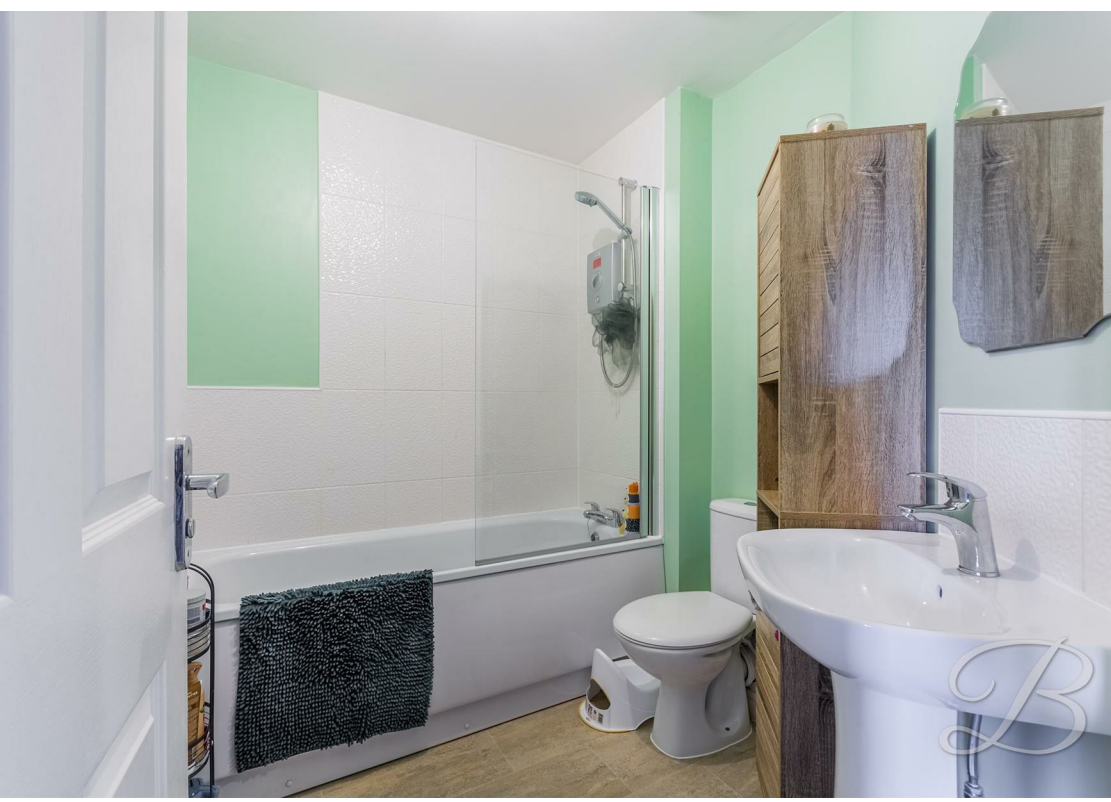
#### Bathroom 6'0" x 7'4"

Complete with a three piece suite comprising of a low level WC, pedestal hand wash basin, and a panelled bath with shower over. With an extractor fan and a central heating radiator.

#### Outside

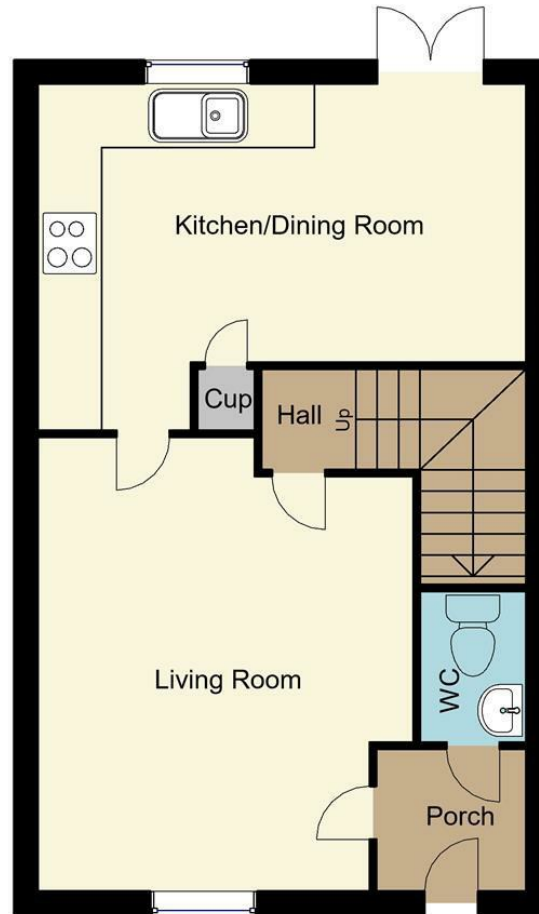
There is a driveway which allows for ample off-street parking. The rear garden is enclosed and features a decked patio area with the rest being mainly laid to lawn.



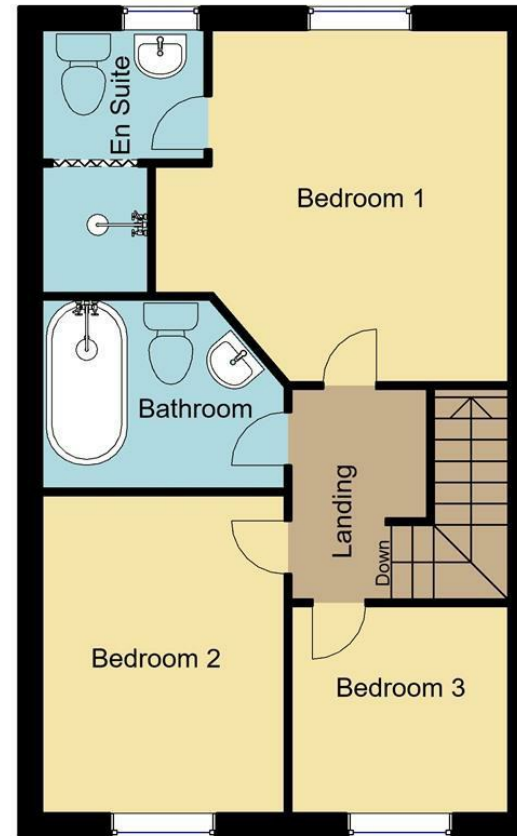




Ground Floor  
40 sq.mt / 430.55 sq.ft  
Approx



First Floor  
38 sq.mt / 409.02 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. 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>		<b>96</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(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		
England & Wales		EU Directive 2002/91/EC

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