



£165,000

SEDGBROOK STREET | MANSFIELD WOODHOUSE | MANSFIELD | NG19 9QA

BuckleyBrown
ESTATE AGENTS

ONE TO CALL YOUR OWN!... Nestled in the convenient area of Mansfield Woodhouse, you'll find yourself surrounded by local amenities such as shops, parks, and schools, making this location not only convenient but also a wonderful community to be a part of. This delightful semi-detached house offers a warm and inviting atmosphere for its next lucky owners, filled with modern fixtures and fittings that add a touch of elegance to everyday living.

You will be first greeted by the entrance porch, currently being utilised as a convenient utility room. Leading off from here is the entrance hall which provides access into the downstairs WC and lounge. The lounge is spacious, perfect for relaxing or entertaining guests. As head head further, past the rear hall, you will find the kitchen which really is the heart of this home. The kitchen is a bright and airy space that seamlessly flows onto the enclosed rear garden, and comes complete with a range of shaker-style units, and ample space for dining. Imagine enjoying your morning coffee or hosting dinner parties in this lovely setting.

The first floor boasts three generously sized bedrooms, providing ample space for a growing family or those in need of a home office. The first and second bedroom feature fitted wardrobes, perfect for your storage needs. There is also a family bathroom, fitted with a stunning three-piece suite in white.

The outside space compliments this home well, benefiting from a parking space, allowing for off-street parking. There is a small enclosed garden to the front, and a generously sized garden to the rear. The rear garden features a raised patio, slated area, with the rest being mainly laid to lawn.

Don't miss out on the opportunity to make this spacious three-bedroomed house your own!





Entrance Porch

The entrance porch is currently being utilised as a utility room. With space and plumbing for a washing machine, and further space for a tumble dryer. With an opaque window to the side elevation, and a door which leads into the hall.

Hall

With a useful storage cupboard. Doors provide access into;

Kitchen/Dining Room 9'0" x 17'9"

The kitchen is fitted with an attractive range of shaker-style wall and base units, with sink and drainer set into work surface. There are a range of integrated appliances which include a double oven, and an electric hob with extractor hood over. The kitchen also lends itself as a dining room, with ample space for a dining table and

chairs, making this the ideal spot for entertaining family and friends. With a window to the front elevation, central heating radiator, and patio doors which provide access onto the rear garden for convenience.

Lounge 10'3" x 17'9"

The lounge is of a generous size. With a window to the rear elevation, feature fire place, and a central heating radiator.

Downstairs WC

Fitted with a low level WC and vanity hand wash basin. With an opaque window to the front elevation, and a chrome heated towel rail.

Rear Hall

With stairs rising to the first floor. There is a door which provides access onto the rear garden.



Landing

With a useful storage cupboard. Doors provide access into;

Bedroom One 10'9" x 13'7"

With a window to the rear elevation, a central heating radiator. This bedroom also features fitted wardrobes.

Bedroom Two 9'2" x 12'0"

With a window to the rear elevation, a central heating radiator. This bedroom also features fitted wardrobes.

Bedroom Three 6'9" x 17'1"

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

Bathroom 5'7" x 6'2"

The bathroom is fitted with a stunning three-piece suite in white comprising an

L-shaped panelled bath with shower over, low level WC, and a vanity hand wash basin. With an opaque window to the front elevation and central heating radiator.

Outside

The property benefits from a parking space, allowing for off-street parking. There is a small enclosed garden to the front, and a generously sized garden to the rear. The rear garden features a raised patio, slated area, with the rest being mainly laid to lawn.

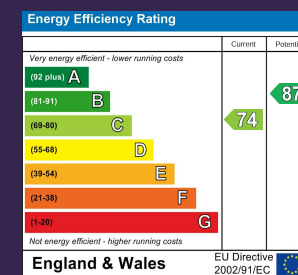




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. 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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