



£335,000

TRAFALGAR WAY | MANSFIELD WOODHOUSE | MANSFIELD | NG19 8RJ

**BuckleyBrown**  
ESTATE AGENTS



FOREVER FAMILY HOME!... Prepare to fall head over heels for this four bedroom detached property standing proudly in the sought after location of Mansfield Woodhouse. This property is simply stunning and comprises of four bedrooms, two bathrooms and an impressive open plan reception area. Let me show you around...

First of all you are welcomed by a spacious hallway, offering access to the living/dining area presented with ample space for all your desired furnishings, making this a warm and cosy space to relax and unwind after a long day. This room certainly offers plenty of versatility to design till your hearts content! Moving through to the kitchen which boasts open plan living due to the L-shaped design worktops, perfect for entertaining. The kitchen is everything you could ever need, accompanied with all essential appliances. Not to mention space for dining furniture allowing you to enjoy sit down meals. Complemented by patio doors opening to the rear, creating a seamless transition between indoor and outdoor living. Just off the hallway you will be greeted by a versatile office room for added convenience. Finally, the ground floor benefits from a handy utility room and WC. Don't stop here, let's see what upstairs has to offer...

The first floor hosts four inviting bedrooms, all offering great versatility to make them your own. The master bedroom has the luxury of its very own private en suite! In turn the landing gives access to a three piece bathroom suite.

Externally, the front of property has a large driveway and garage, allowing for ample off road parking. Along with an enclosed garden to the rear with both artificial and real lawn areas along with surrounding fencing making this a wonderful enclosed area.

Call our team today to arrange a viewing!





#### Entrance Hallway

Spacious hallway with a fitted storage cupboard and further access to;

#### WC

Fitted with a hand wash basin and low flush WC.

#### Living Room 12'1" x 20'11"

Light and airy space with a box window to the front elevation and ample space for all your desired furnishings.

#### Dining Room 8'4" x 10'8"

Versatile space open plan to the living room and an opening to the kitchen area. Window to the rear elevation.

#### Kitchen 10'2" x 16'4"

Stunning kitchen complete with a range of matching wall and base cabinets, inset sink

and drainer and integrated appliances.

Access to a handy utility room and a window to the rear. The L-shaped worktop is designed to divide the cooking area from the dining space. The open area is complemented by box floor to ceiling windows and patio doors opening to the rear garden.

#### Utility 5'2" x 5'4"

Fitted with matching cabinets, ample worktop space and an external door to the side elevation. Further space and plumbing for a washing machine and tumble dryer.

#### Office 6'9" x 7'4"

Versatile space offering a generous area to make whatever you desire. This room currently lends itself as an office, perfect for those who work from home.



#### Landing

With a fitted storage cupboard and leading access into;

#### Bedroom One 11'7" x 12'6"

Carpeted flooring, central heating radiator, dual aspect windows to the front and side along with access to a private en suite.

#### En Suite 4'7" x 7'5"

Three piece suite including a hand wash basin, low flush WC and a shower.

#### Bedroom Two 10'8" x 14'1"

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

#### Bedroom Three 10'4" x 10'9"

Carpeted flooring, central heating radiator and a window to the rear elevation.

#### Bedroom Four 9'8" x 10'3"

Carpeted flooring, central heating radiator and a window to the rear elevation.

#### Bathroom 5'6" x 6'11"

Three piece suite comprising of a hand wash basin, low flush WC and a bath. Window to the rear elevation.

#### Garage

Accessible from the front elevation.

#### Outside

Low maintenance frontage with a private driveway and garage to the side offering ample off road parking. Enclosed garden to the rear hosting both artificial and real lawn alongside a patio seating area and a rubber tiled area, great for kids play areas.





Ground Floor  
71sq.m/761.95sq.ft  
Approx.



First Floor  
64sq.m/689.68sq.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>                          |         | 93        |
| (81-91) <b>B</b>                            | 84      |           |
| (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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