



Offers Over £300,000

1 THE PADDOCKS | MANSFIELD WOODHOUSE | MANSFIELD | NG19 9QT

BuckleyBrown
ESTATE AGENTS

ONE NOT TO BE MISSED!...

We proudly present this charming four-bedroom detached property, ideally located in the heart of Mansfield Woodhouse, within close proximity to a variety of amenities including local shops, schools, parks, and transport links. This delightful family home has been carefully maintained and offers a generous interior layout, making it an excellent choice for growing families. Let's look inside...

As you step inside, you'll be greeted by the spacious and inviting living/dining room, featuring a charming fireplace that adds character and warmth to the space. This room also serves as a perfect dining area, with plenty of room to add your own furnishings. A sliding door opens to the conservatory, which allows in a flood of natural light, creating that perfect bright and airy space to relax and unwind. The conservatory offers a seamless transition between indoor and outdoor areas, with doors opening directly onto the garden. Moving through, you'll find the kitchen, which boasts a range of walnut effect wall and base units, granite worktops, and a convenient breakfast bar, making it ideal for both meal preparation and casual dining. For added convenience, the kitchen also provides access to a practical utility room.

Upstairs, the property boasts four generously sized bedrooms, three of which benefit from built-in wardrobes. Just off the landing, you'll find a separate shower room and bathroom, both featuring three-piece suites that combine style and practicality.

The exterior of the property features a block paved driveway and garage to the front, providing ample off-road parking. The front garden also features a neatly laid lawn, enhancing the property's kerb appeal. At the rear, you'll discover a beautifully maintained garden with a lush lawn, perfect for outdoor activities. A paved patio area with a summerhouse, offers a fantastic space for relaxation and entertaining, while a convenient shed provides extra storage options.





Entrance Hall

With Karndean flooring, central heating radiator, stairs rising to the first floor and a door providing access into;

Living/ Dining room 21'6" x 10'11"

With carpeted flooring, feature fireplace and a sliding patio door allowing access into the conservatory. This room offers ample space for a dining table and chairs. With a window to the front elevation.

Conservatory 15'7" x 9'1"

With surrounding windows allowing in a flood of natural light and double doors allowing access to the rear garden.

Kitchen 15'8" x 8'1"

Complete with an array of matching walnut effect wall and base units and granite

worktops with an inset sink and drainer. It features two integrated eye level ovens, an electric hob with a chrome hood over, integrated fridge freezer and dishwasher and a breakfast bar. With Karndean flooring, double doors to the rear and a door providing access into the utility room.

Utility room 8'2" x 7'8"

Complete with matching cabinetry, worktop space and plumbing for a washing machine.

Landing

Surrounding doors provide access into;

Bedroom One 14'2" x 7'5"

With carpeted flooring, central heating radiator and window to the front elevation. This room benefits from a built in wardrobe.



Bedroom Two 12'0" x 10'7"

With carpeted flooring, central heating radiator and window to the front elevation. This room benefits from a built in wardrobe.

Bedroom Three 10'10" x 10'7"

With carpeted flooring, central heating radiator and window to the rear elevation. This room benefits from a built in wardrobe.

Bedroom Four 9'4" x 6'11"

With carpeted flooring, central heating radiator, an airing cupboard and window to the front elevation.

Shower Room 7'5" x 5'2"

Complete with a three piece suite including a shower, low flush WC and hand wash basin. With a chrome heated towel rail and granite tiled flooring.

Bathroom 6'5" x 5'2"

Complete with a three piece suite including a bath, low flush WC and hand wash basin. With a chrome heated towel rail and granite tiled flooring.

Outside

The front of the property offers a driveway and garage, providing ample off-road parking, as well as a surrounding laid lawn, creating a great kerb appeal. To the rear of the property you will find a well maintained lawn area, a patio seating area, a summer house and a handy shed.

Garage 8'2" x 7'11"

The garage provides further off-road parking or extra storage.





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) A		83
(81-91) B		
(69-80) C		68
(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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