



Offers Over £419,950

EXE FOLD | MANSFIELD WOODHOUSE | MANSFIELD | NG19 9RZ

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ESTATE AGENTS

## A CHARMING HOME WITH ENDLESS POTENTIAL!

This spacious four-bedroom detached property in Mansfield Woodhouse offers a wealth of possibilities, making it the ideal family home. With neutral decor, a thoughtfully designed layout, and a stunning garden, this property truly has it all! Finished with oak doors and glazed windows running throughout! Let's step inside...

The generous living room is a warm and inviting space, perfect for family gatherings and relaxation, complete with a cozy fireplace. Just beyond, the separate dining room offers a refined setting for meals and entertaining guests. Patio doors lead directly to the rear garden, effortlessly blending indoor and outdoor living. The well-appointed kitchen, featuring sleek gloss cabinets and essential appliances, is ready to inspire your culinary creativity. A convenient utility room and downstairs WC complete the ground floor.

Upstairs, the master bedroom is a true sanctuary, complete with a stylish en-suite for added privacy. The three remaining bedrooms are all spacious and offer plenty of room for a growing family. The family bathroom, located just off the landing, is finished with a neutral three-piece suite and features an overhead shower.

The rear garden is a standout feature, offering a fantastic space for outdoor activities, children's play, or gardening. Whether hosting lively barbecues or enjoying quiet evenings outdoors, this garden is perfect for making lasting memories. The front of the property boasts a private driveway and double garage, providing ample off-road parking.

Contact our team today to arrange a viewing and take the first step towards making this your forever home!







### Entrance Hall

The entrance hall features solid oak flooring, providing a sleek and modern first impression. A staircase rises to the first floor, adding a sense of space and structure. A built-in storage cupboard offers convenient storage solutions and surrounding doors provide access into;

### WC 3'3" x 5'10"

Equipped with a low flush WC and a hand wash basin fitted silestone. With solid oak flooring, central heating radiator and window to front elevation.

### Living Room 17'5" x 10'10"

The living room is finished with carpeted flooring, creating a cosy and inviting atmosphere. A feature fireplace serves as a central focal point, adding character and warmth to the space. A window to the front elevation allows natural light to flood the room. Double doors lead through to the dining room, offering a seamless flow between the two areas, great for entertaining.

### Dining Room 9'10" x 10'8"

The dining room features solid oak flooring and patio doors which open directly to the garden, creating a smooth transition between indoor and outdoor living.

### Kitchen 10'5" x 12'11"

The kitchen is designed with matching gloss cabinetry and silestone worktops, offering a sleek and functional environment. It features an inset sink and drainer, along with an integrated oven and a gas hob, complemented by a hood above for ventilation. Tiled flooring enhances the practicality of the space, while a window to the rear elevation allows natural light to brighten the room. A door provides easy access to the utility room, adding convenience to the kitchen's layout.

### Utility 5'4" x 6'10"

The utility room is equipped with additional cabinetry and silestone worktop space. It features an inset sink and drainer and provides space for various appliances, such as a washing machine or dryer, ensuring practicality and organisation. A door leads to the rear, offering convenient access to the garden.

### Landing

With carpeted flooring, built in cupboard and surrounding doors providing access into;

### Bedroom One 11'1" x 17'4"

With carpeted flooring, central heating radiator and a



window to front elevation. This room benefits from its own en-suite facility and full length built in mirrored wardrobes.

### En-suite 7'10" x 5'7"

Complete with a modern three piece suite including an electric shower, low flush WC and hand wash basin with silestone. With a window to front elevation.

### Bedroom Two 10'10" x 10'9"

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

### Bedroom Three 8'9" x 12'1"

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

### Bedroom Four 7'10" x 10'2"

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

### Bathroom 8'9" x 6'6"

Complete with a modern three piece suite including a bath with an overhead electric shower, low flush WC and hand wash basin. With a window to rear elevation.

### Garage

Accessible from the front and rear elevation. The garage provides further off-road parking or extra storage.

### Outside

The exterior of the property features a front driveway with a garage, providing ample parking space. The front garden is neatly maintained with a laid lawn, adding to the home's kerb appeal. At the rear, the garden offers a laid lawn and a patio seating area, perfect for outdoor relaxation and entertaining. Surrounding fences ensure privacy and security, completing the outdoor space with a sense of seclusion. Not to mention the garden is south-west facing, allowing you to soak up the sun all day long.





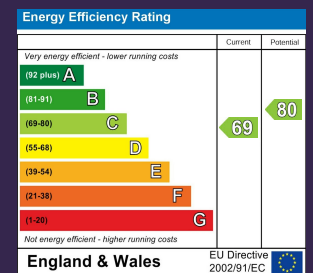




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements.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



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