



Offers Over £210,000 Freehold

23 ROTHERHAM ROAD | NEW HOUGHTON | MANSFIELD | NG19 8TE

BuckleyBrown
ESTATE AGENTS

HOME SWEET HOME!

This striking three-bedroom detached home in New Houghton, Mansfield has been lovingly maintained and offers spacious, well-proportioned accommodation—ready and waiting for you to make it your own. Ideally located close to local shops, transport links, and amenities, it's move-in ready and not to be missed!

Step Inside...

You're welcomed by a warm and inviting living room, beautifully complemented by a feature fireplace—perfect for relaxing after a long day. Adjacent to this is a versatile second reception room, ideal for a dining area, home office, or playroom to suit your needs.

The kitchen is a highlight, boasting a range of modern, matching cabinets and worktops. Whether you're a seasoned cook or a casual chef, this space is perfect for exploring your culinary creativity.

Upstairs...

The first floor hosts three generously sized bedrooms. The master bedroom is particularly bright and airy, featuring two windows that flood the space with natural light. Completing the upper level is a stylish three-piece family bathroom located just off the landing.

Step Outside...

The exterior continues to impress with a private driveway offering off-street parking. To the rear, you'll find a beautifully maintained garden complete with a patio seating area and a neat lawn—ideal for entertaining or enjoying a quiet moment outdoors.

Don't miss your chance to view this wonderful home—call now to arrange a viewing!





Hall

Fitted with a storage cupboard and access into;

Kitchen 9'9" x 9'11"

Complete with a range of matching cabinets, inset sink and drainer, integrated appliances and a window to the front elevation.

Living Room 12'11" x 17'10"

Spacious reception room with a feature fireplace and sliding doors to the rear. Opening through to an additional living area.

Living Space 8'2" x 13'3"

Versatile space with a window to the side elevation.

Landing

Window to the side elevation, storage cupboard and further access to;

Bedroom One 9'11" x 17'10"

Carpeted flooring, central heating radiator and windows to the front elevation.

Bedroom Two 8'8" x 9'10"

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

Bedroom Three 7'5" x 9'1"

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

Bathroom 5'5" x 8'1"

Neutral three piece suite comprising of a hand wash basin, low flush wC and a bath with an overhead shower. Window to the side elevation.



Garage 8'7" x 16'4"

Accessible from the front elevation.

Outside

Enclosed private driveway to the front with hedge either side, allowing a sense of privacy. The rear garden is mainly laid to lawn with a patio seating area and fence surround.



Ground Floor
67 Sq.m/ 721.56 Sq.ft
Approx

First Floor
49 Sq.m/ 527.85 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) A | | 81 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 67 | |
| (39-54) E | | |
| (21-38) F | | G |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | |
| EU Directive 2002/91/EC | | |

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