



£375,000

53 ARUN DALE | MANSFIELD WOODHOUSE | MANSFIELD | NG19 9RE

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## THE ONE FOR YOU!...

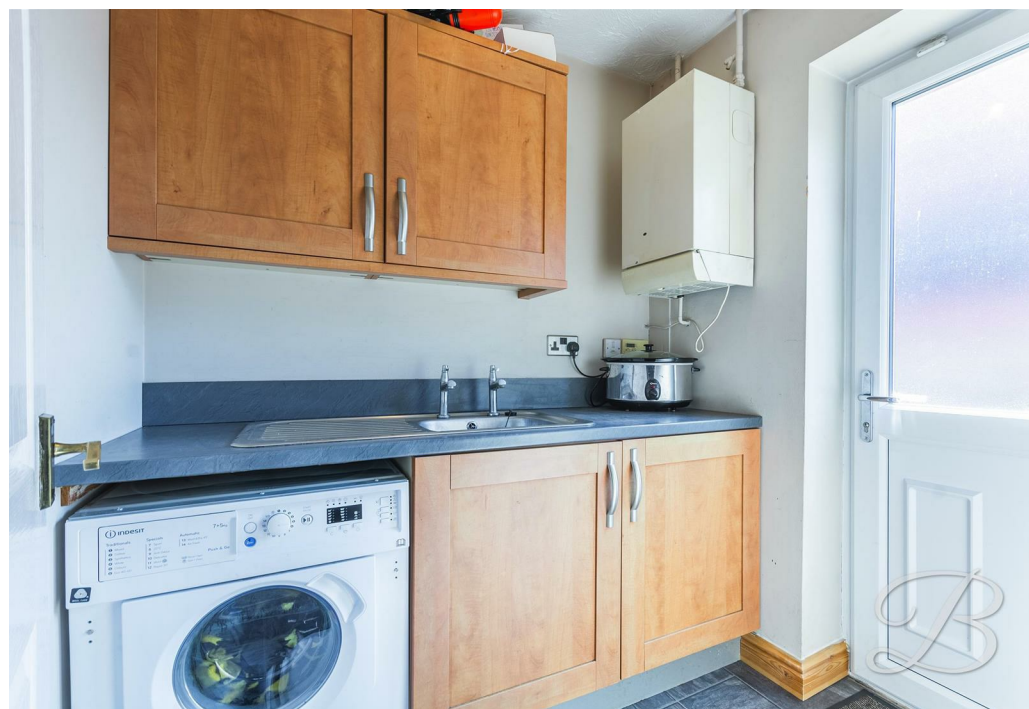
Nestled in the sought-after location of Mansfield, Woodhouse, this impressive four-bedroom detached home combines generous living space with a prime location, close to a wide range of local amenities, reputable schools, shops, and excellent transport links—perfectly suited to family life. Lets take a look inside...

Step inside to a welcoming hallway that sets the tone for the home's well-planned layout. The kitchen is thoughtfully designed and well-equipped with ample worktop space and storage cupboards. It also benefits from direct access to a practical utility room, ideal for additional storage needs. The spacious dining room offers ample space for family meals and entertaining guests, flowing seamlessly into the inviting living room. Here, a feature fireplace provides a warm and cosy focal point, while double doors open into the bright conservatory. The conservatory is surrounded by large windows and French doors, allowing natural light to flood in and offering a perfect space to enjoy the outdoors all year round. To complete the ground floor is a versatile office space, ideal for working from home or as a study area, and a convenient WC.

Upstairs, four generously sized bedrooms provide ample accommodation for family and guests. The master bedroom boasts a private en-suite bathroom, creating a personal retreat. The remaining bedrooms share access to a well-appointed main bathroom featuring a modern three-piece suite.

Externally, the property impresses with a large driveway providing ample off-road parking and a detached garage offering secure storage. The rear garden is a standout feature, with a well-maintained laid lawn, a patio seating area perfect for outdoor dining and relaxation, and an additional patio space at the top of the garden complete with a charming pergola—ideal for entertaining, surrounded by mature shrubbery and secure fencing that ensure privacy and tranquility.

Call today to arrange a viewing!!!





#### Entrance Hall

Bright and welcoming with laminate flooring, stairs to the first floor, a built-in storage cupboard, and windows to the side and front elevation. With doors leading to the main living areas.

#### Kitchen 9'1" x 11'3"

Fitted with matching wall and base units, ample worktop space, and an inset sink and drainer. Includes an integrated oven, electric hob with extractor hood over, and a window to the rear elevation. Doors lead into the utility room and dining room.

#### Utility

Fitted with cabinetry and an inset sink and drainer, the utility room also offers space and plumbing for a washing machine. A door provides access to the side elevation of the property.

#### Dining Room 9'3" x 10'2"

With laminate flooring and a window to the rear elevation, this room offers ample space for dining furniture. Double doors open into the living room, creating a flexible and connected living space.



#### Living Room 10'3" x 17'10"

A comfortable space with carpeted flooring and a feature fireplace as a focal point. A window to the front elevation provides natural light, while double doors open into the conservatory, enhancing the flow of the home.

#### Conservatory 9'3" x 19'8"

A bright and airy space with surrounding windows that flood the room with natural light. Double doors open out to the garden, offering a seamless connection between the indoor and outdoor spaces.

#### Office 6'7" x 9'1"

A versatile space ideal for home working, study, or creative use. Well-proportioned and easily adaptable to suit a variety of needs.

#### WC 3'8" x 6'0"

Complete with a low flush WC and a hand wash basin. With a window to the front elevation.

#### Landing

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





#### Bedroom one 10'6" x 13'3"

With carpeted flooring, central heating radiator and a window to the rear elevation. This room benefits from its own en-suite facility.

#### En-suite 5'7" x 8'6"

Complete with a three piece suite including a bath, low flush WC and hand wash basin. With a window to the rear elevation.

#### Bedroom Two 9'1" x 14'11"

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

#### Bedroom Three 10'7" x 10'7"

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

#### Bedroom Four 7'0" x 7'7"

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

#### Bathroom 6'7" x 8'7"

Complete with a three piece suite including a bath, low flush WC and hand wash basin. With a window to the front elevation.

#### Outside

The front of the property boasts a large driveway providing ample off-road parking, along with a detached garage. The rear garden features a patio seating area, a well-maintained laid lawn, and an additional patio space at the top of the garden complete with a pergola. Mature shrubbery and surrounding fencing offer privacy and a tranquil outdoor setting.









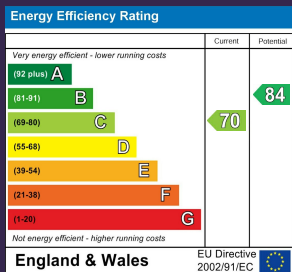






Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements.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