



Offers Over £290,000 Freehold

5 ROCKSTONE WAY | MANSFIELD WOODHOUSE | MANSFIELD | NG19 7GP

BuckleyBrown
ESTATE AGENTS

MOVE ON IN!.. Located in the sought-after area of Mansfield Woodhouse, this spacious and immaculately maintained four-bedroom detached family home offers modern living in a highly convenient setting. Ideally positioned close to local amenities, schools, supermarkets, a leisure centre, and beautiful green spaces, the property also benefits from excellent transport links, with a nearby train station and regular bus routes.

The home features a welcoming entrance hall with stairs leading to the first floor. The bright and airy living room overlooks the front of the property and opens into the dining room, which in turn flows seamlessly into the contemporary kitchen. French patio doors from the dining area lead out to the enclosed rear garden. The kitchen is stylishly fitted with a range of modern wall and base units and a range of integrated appliances, complemented by a separate utility room and ground floor WC.

Upstairs, the landing gives access to four well-proportioned bedrooms, including a generously sized master bedroom with its own en-suite facility. A modern family bathroom serves the remaining bedrooms, fitted with a three-piece suite in white.

Outside, the property offers a driveway and garage to the front. The rear garden is ideal for entertaining, with a paved patio, a lawned area, and a decked section with a pergola, currently featuring an outdoor hot tub.

This well-presented home combines comfort, style, and convenience—perfect for modern family living.





Entrance Hall

Laid with tiled flooring. There is handy built-in under-stairs storage, and a central heating radiator. Doors provide access into;

Living Room 10'2" x 16'8"

Laid with carpet flooring. With a window to the front elevation and a central heating radiator. Doors lead into the dining room.

Dining Room 9'6" x 11'11"

Laid with tiled flooring. With a central heating radiator and French patio doors that provide access out onto the rear garden. The dining room seamlessly opens up into the kitchen.

Kitchen 9'3" x 11'11"

The kitchen is fitted with a range of high-gloss wall and base units with sink and drainer set into work surface. There are a range of integrated appliances that include an electric oven, a four-ring gas hob with an extractor hood over, a dishwasher, and a fridge/freezer. With a window to the rear elevation. Laid with tiled flooring.

Utility Room

Fitted with a matching range of wall and base units for additional storage. There is space and plumbing for a dishwasher and further space for a tumble dryer. With a door that provides access outside. Laid with tiled flooring.

WC 3'8" x 5'11"

Fitted with a low level WC and a hand wash basin. With a central heating radiator.

Landing

Doors provide access into;

Bedroom One 10'3" x 15'1"

Laid with carpet flooring. With a window to the front elevation, a central heating radiator, and benefiting from fitted wardrobes.

En-Suite 4'5" x 6'5"

Laid with vinyl flooring. Fitted with a low level WC, pedestal hand wash basin, and a shower cubicle with complimentary tiled splash-back.



With an opaque window to the front elevation and a central heating radiator.

Bedroom Two 8'3" x 14'8"

Laid with laminate flooring. With a window to the front elevation and a central heating radiator.

Bedroom Three 9'3" x 11'6"

Laid with laminate flooring. With a window to the rear elevation and a central heating radiator.

Bedroom Four 9'4" x 10'9"

Laid with laminate flooring. With a window to the rear elevation and a central heating radiator.

Family Bathroom 6'5" x 8'1"

Laid with vinyl flooring. Fitted with a three-piece suite comprising low level WC, pedestal hand wash basin and a panelled bath with complimentary tiled splash-back. With an opaque window to the rear elevation and a central heating radiator.

Outside

Outside, the property offers a driveway and garage to the front. The rear garden is ideal for entertaining, with a paved patio, a lawned area, and a decked section with a pergola, currently featuring an outdoor hot tub.

Garage 7'10" x 15'10"



Ground Floor
71 Sq.m/ 768.80 Sq.ft
Approx



First Floor
71 Sq.m/ 767.71 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.

CC Ltd ©2018

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		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		78
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

5 ROCKSTONE WAY
MANSFIELD WOODHOUSE
MANSFIELD
NG19 7GP



BuckleyBrown Estate Agents

55 - 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND

23 High Street | Edwinstowe | Nottinghamshire | NG21 9QP

1 Market Place | Bolsover | Chesterfield | S44 6PN

www.buckleybrown.co.uk

t: 01623 633 633

t: 01623 633 633

t: 01246 605121

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.

BuckleyBrown
ESTATE AGENTS