



Offers Around £219,000 Freehold

1 WOODHALL GARDENS | | MANSFIELD | NG18 2EA

BuckleyBrown
ESTATE AGENTS

A PLACE TO CALL YOUR OWN!

Welcome to this well-presented two-bedroom detached bungalow, ideally located in a quiet and sought-after area of Mansfield. Offering neutral décor throughout, the home is a perfect blank canvas—ready for you to make your own.

Step inside to find a spacious living room featuring a characterful fireplace and dual-aspect windows that flood the space with natural light. The fully equipped kitchen is both practical and stylish, offering ample storage and modern appliances—ideal for everyday living or entertaining.

Both generously sized bedrooms come complete with built-in wardrobes, providing excellent storage. One of the bedrooms boasts sliding doors that open directly onto the beautifully maintained rear garden, making it a lovely spot to enjoy a morning coffee or evening breeze.

Outside, the front of the property offers a neat lawn and paved driveway providing off-street parking. The rear garden is a true highlight—beautifully landscaped with a well-kept lawn and a variety of mature plants and shrubs, creating a peaceful and private outdoor retreat.

Call now to arrange a viewing!





Porch
Surrounding windows and access into the main hallway.

Hall
With leading access into;

Kitchen 10'1" x 9'9"
Complete with a range of matching wall and base cabinets, inset sink with drainer and space and plumbing for additional integrated appliances. Dual aspect windows to the front and the side.

Living Room 11'10" x 17'11"
Spacious reception room with carpeted flooring, central heating radiator and a feature fireplace. Fitted with dual aspect windows to the front and the side.

Bedroom One 9'10" x 11'11"
Carpeted flooring, central heating radiator, built in wardrobes and a window to the rear elevation.

Bedroom Two 11'10" x 9'5"
Laminate flooring, central heating radiator, built in wardrobes and sliding doors opening to the rear elevation.

Bathroom 6'9" x 5'10"
Four piece suite comprising of a hand wash basin, low flush WC, shower and a bath.

Garage 7'0" x 12'9"
Accessible from the front elevation with a window to the rear elevation.

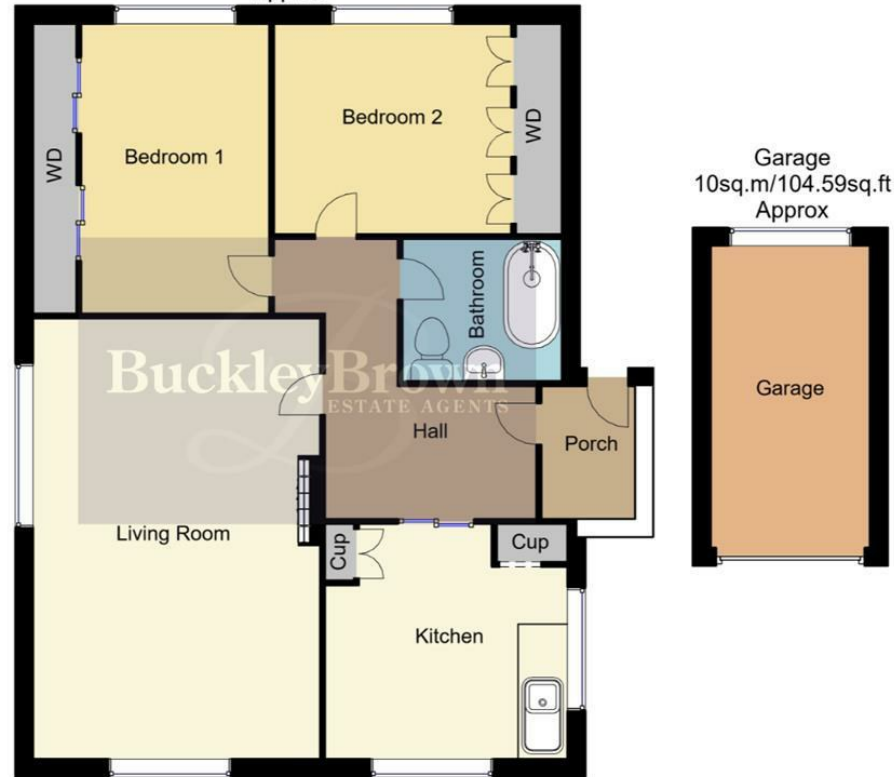
Outside
Low maintenance frontage with a lawn,

decorative shrubs and private driveway. The rear garden hosts a well kept lawn, paved area and surrounding mature planting.

Additional
- The shower in the bathroom is brand new.
- Benefits from a new boiler and heating system.



Ground Floor
66sq.m/731.25sq.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. 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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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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

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