



Guide Price £375,000 Freehold

5 DEBEN DOWN | MANSFIELD WOODHOUSE | MANSFIELD | NG19 9SL

**BuckleyBrown**  
ESTATE AGENTS



GUIDE PRICE - £375,000 - £390,000

### DREAMY FAMILY HOME!

Welcome to this stunning four-bedroom detached family home, situated in the sought-after area of Mansfield Woodhouse. Immaculately presented and finished in a modern, neutral style throughout, this spacious property is perfect for families seeking both comfort and versatility. Let's take a look inside...

Step into a large and inviting hallway that sets the tone for the rest of the home. The bright and spacious lounge flows beautifully into the conservatory, offering additional living space with views of the rear garden. The heart of the home is the impressive open-plan kitchen diner, complete with a central island and adjoining utility room—perfect for family gatherings and entertaining. A convenient separate sitting room is located off the main living space and provides access through to a versatile office. This flexible layout also features a downstairs shower room, making the office a potential fifth bedroom—ideal for guests or multi-generational living. Complemented by a handy en suite shower room.

Upstairs, you'll find four generous-sized bedrooms, including a master bedroom with its own en suite. A stylish family bathroom is accessed via the landing, serving the remaining bedrooms.

The property stands proudly with a substantial paved driveway providing ample off-street parking, alongside a neat, low-maintenance lawn. The enclosed rear garden is perfect for year-round enjoyment, featuring a lawn, attractive decorative shrubs, and a patio seating area ideal for outdoor dining and relaxation.

This modern, move-in-ready home offers flexible living space, ideal for the demands of modern family life. Early viewing is highly recommended. Call our team now to arrange a viewing!





#### Entrance Hall

Bright and welcoming entrance hall with laminate flooring, radiator and access to kitchen/diner, lounge, cloak room and storage.

#### Cloak Room

Convenient ground floor wc facilities comprising wc, wash hand basin, laminate flooring, radiator and double glazed window.

#### Lounge 10'4" x 18'0"

Spacious and bright reception room with double glazed windows to the front elevation flooding light into the space, two radiators, and double glazed doors leading to the conservatory. Fitted with laminate flooring and shutters.

#### Conservatory 10'4" x 16'4"

Beautiful and bright conservatory space which is fully double glazed, vinyl flooring with doors leading out to the garden.

#### Kitchen/Dining Room 10'5" x 23'2"

Luxury fitted kitchen with matching wall and base units and central island, splashback tiles,

laminate flooring, radiator, and dual aspect double glazed windows with shutters. A truly incredible family space with ample room for comfortable dining and socialising. Along with integrated appliances such as a dishwasher, wine fridge, larder fridge, washing machine and a tumble dryer.

#### Utility

Following on from the beautifully designed kitchen diner, you will find a convenient open utility space with matching wall and base units creating a seamless and stunning space.

#### Sitting Room 10'7" x 13'5"

Accessed through the utility, you will find an additional sitting room/snug which acts perfectly as a cosy room to relax or even a second reception room as part of an annex space. This room has laminate flooring, double glazed bi-folding doors and radiator.

#### Office/Bedroom 5 16'2" x 9'9"

Accessed via the sitting room, you will find an office space which could also be utilised as a



ground floor bedroom as part of a connected annex as it also provides convenient access to the ground floor bathroom. This room offers laminate flooring, radiator and two double glazed windows with shutters, along with fitted wardrobes for added convenience.

#### Ground Floor Bathroom

Conveniently accessed via the office/bedroom this space offers mobility friendly ground floor wash facilities. The space comprises wc, wash hand basin and shower cubicle.

#### First Floor Landing

Providing access to bedrooms and the family bathroom along with fitted shutters.

#### Bedroom One 10'5" x 14'6"

Double bedroom with fitted wardrobes, carpeted flooring, two double glazed windows with shutters to the front elevation and radiator, as well as access to the ensuite.

#### Ensuite

Ensuite shower facilities accessed via bedroom

one, comprising wash hand basin, wc and shower.

#### Bedroom Two 10'5" x 14'6"

A double bedroom with built in wardrobes, carpeted flooring, radiator and double glazed window.

#### Bedroom Three 10'7" x 8'9"

A second double bedroom with carpeted flooring, radiator and double glazed window.

#### Bedroom Four 6'5" x 9'2"

Single bedroom with carpeted flooring, radiator, and double glazed window.

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

Neutral three piece suite comprising of a hand wash basin, low flush WC and a bath with an overhead shower.

#### Outside

Standing proudly with a large paved driveway and a low maintenance lawn. The rear garden boasts an enclosed setting to enjoy all year round with a lawn, decorative shrubs and a patio seating area.







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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		74	82
EU Directive 2002/91/EC			



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