



£250,000 Freehold

17A WELBECK ROAD | MANSFIELD WOODHOUSE | MANSFIELD | NG19 9JY

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WELCOME TO YOUR NEXT CHAPTER!

Situated in the charming and ever-popular village of Mansfield Woodhouse, this beautifully presented two-bedroom bungalow is a real gem. With modern finishes throughout and a thoughtfully landscaped garden, this home is ideal for those looking to move straight in and enjoy peaceful surroundings, while remaining close to local amenities and transport links. Let's take a look around...

Step inside and you'll find a stunning, modern kitchen fitted with sleek white high-gloss units and cabinetry, complete with work surfaces over, an inset sink and drainer, and integrated appliances – including an induction hob. Whether you're cooking up a storm or simply making your morning coffee, this kitchen delivers both style and functionality.

The cosy lounge is warm and inviting, with carpeted flooring, a neutral palette, and a large front-facing window that fills the space with natural light – perfect for relaxing at any time of day.

Towards the rear of the property, you'll find two spacious double bedrooms, both offering plenty of room for all your furnishings and personal touches. The family shower room has been finished to a high standard, featuring a double shower enclosure, an inset sink with a built-in vanity unit, and a low flush WC.

Step outside and you'll love the beautifully landscaped rear garden, boasting an artificial lawn for easy maintenance and patio seating areas to both the top and bottom – ideal for entertaining or soaking up the sun. To the front, the property benefits from off-street parking for two cars and a double gated entrance to the side, giving secure access to the rear garden.

This lovely bungalow is perfect for those seeking a peaceful lifestyle with everything you need on your doorstep.

Call today to arrange your viewing – don't miss out!





Living Room

Complete with central heating radiator and window to front elevation.

Kitchen

Including modern high gloss units and cabinetry with work surfaces over, integrated appliances and window to front elevation.

Bedroom One

Complete with central heating radiator and window to rear elevation.

Bedroom Two

Complete with central heating radiator and window to rear elevation.

Bathroom

Including a modern double shower, hand wash basin with vanity unit and a low flush WC.



Outside

The landscaped rear plot offers an artificial lawn with a patio seating area to the top and bottom of the garden. The from hosts a driveway for off street parking and a double gated side entrance onto the back garden.



Ground Floor 67 Sq.m/ 715.88 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		76
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	52	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

WHITBY BAY
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