



£375,000 Freehold

36 BRYONY WAY | MANSFIELD WOODHOUSE | MANSFIELD | NG19 9AN

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ESTATE AGENTS

THE ONE FOR YOU!...

Situated in the highly sought-after Mansfield Woodhouse area, this impressive four-bedroom detached property offers a generous layout, multiple reception rooms, and a wonderful connection between indoor and outdoor living. With excellent amenities, schools, and transport links close by, it's perfectly placed for family life.

Upon entering, you're greeted by a bright and welcoming hallway that provides access to all main living spaces. The kitchen is fitted with a range of cabinetry and ample worktop space, making it ideal for preparing meals and hosting. A separate utility room offers extra storage. The ground floor also benefits from a convenient WC off the hallway. The spacious living room is warm and inviting, with a beautiful bay window that fills the space with light and a feature fireplace creating a focal point. Double doors lead seamlessly into the dining room, perfect for family gatherings or dinner parties. From here, you step into the sun room, which boasts surrounding windows and double doors to the garden, offering a bright and airy space to relax while enjoying views of the outdoors.

Upstairs, four well-proportioned bedrooms provide flexibility for family living. The master bedroom includes a private en-suite shower room, while the remaining bedrooms are served by a modern family bathroom.

Outside, the front of the property offers superb kerb appeal with a generous driveway and two garages providing ample off-street parking and storage options. The rear garden is a fantastic size, featuring a laid lawn, decked seating area for alfresco dining, and secure fencing for privacy—ideal for children, pets, or simply enjoying the warmer months.

Call today to arrange a viewing!!!





Entrance Hall

With access into;

Kitchen 11'4" x 11'5"

Complete with a range of matching cabinetry and ample worktop surfaces. It features an inset sink and drainer, integrated eye level double oven, gas hob with hood over and space for appliances. With a window to the rear elevation and access into the utility.

Utility Room 7'5" x 8'9"

With further worktop space, an inset sink and drainer and space and plumbing for appliances. With a window to the rear elevation and a door to the side elevation.

WC 3'10" x 5'10"

Complete with a low flush WC and a hand

wash basin. With a window to the rear elevation.

Living Room 13'1" x 16'6"

With laminate flooring, feature fireplace and a bay window to the front elevation. This room offers double doors opening into the dining room.

Dining Room 9'1" x 13'1"

With laminate flooring and double doors providing direct access into the sun room.

Sun Room 13'7" x 14'8"

With surrounding windows and double doors opening onto the rear garden.

Landing

With access into;



Bedroom One 11'5" x 12'10"

With carpeted flooring, fitted wardrobes and a bay window to the front elevation. This room benefits from its own en-suite facility.

En-suite 5'0" x 7'6"

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

Bedroom Two 9'4" x 14'0"

With carpeted flooring, built in storage cupboard and a window to the rear elevation.

Bedroom Three 8'9" x 12'7"

With carpeted flooring and a window to the front elevation.

Bedroom Four 8'9" x 9'3"

With carpeted flooring and a window to the rear elevation.

Bathroom 6'2" x 7'9"

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

Outside

The front of the property benefits from a large driveway and two garages, providing ample off-street parking. The rear garden hosts a laid lawn, decked seating area and surrounding fences.





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) 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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