



Offers In The Region Of £400,000 Freehold

3 PICCADILLY CLOSE | MANSFIELD WOODHOUSE | MANSFIELD | NG19 8RX

BuckleyBrown
ESTATE AGENTS

YOUR DREAM FAMILY HOME!...

Welcome to this beautifully presented four-bedroom, three-storey home, perfectly located in Mansfield Woodhouse, close to a wealth of excellent amenities, schools, and transport links. Offering generous space, modern finishes, and versatile accommodation, this property is ideally suited for family living.

Upon entry, you are welcomed into a bright hallway that immediately sets the tone for the home, complete with a convenient ground-floor WC. The living room is cosy yet spacious, featuring a charming fireplace that creates the perfect setting for relaxing evenings with family or entertaining guests. Flowing through to the dining room, you'll find a space ideal for everyday meals, with double doors opening onto the garden for seamless indoor-outdoor living. The dining area also leads into the modern kitchen, which offers style and practicality in equal measure, designed to make cooking and hosting effortless.

The first floor hosts two well-proportioned bedrooms, including the impressive master suite which benefits from its own private en-suite bathroom. A contemporary family bathroom completes this floor.

The top floor provides two further bedrooms, both generously sized and full of flexibility to suit your family's needs. A convenient shower room serves this level, making it an excellent retreat for older children, guests, or even a home office space.

Externally, the property offers a shared driveway and single garage, providing ample off-street parking. To the rear, the enclosed garden has been thoughtfully designed for both relaxation and enjoyment, with a laid lawn, patio seating area, and secure surrounding fencing. Adding even more appeal are two versatile outbuildings—one currently split into two office spaces, and the other set up as a bar. Both offer excellent flexibility and can be adapted to suit your lifestyle, whether for work, leisure, or hobbies.

Call today to arrange a viewing!!!





Entrance Hall

With access into;

Living Room 10'4" x 16'2"

With laminate flooring, feature fireplace and windows to the front and side elevation.

Dining Room 16'4" x 8'6"

With laminate flooring, windows to the front elevation and double doors opening onto the rear garden. This room offers an open plan design through to the kitchen.

Kitchen 16'11" x 8'10"

Complete with a range of matching cabinetry and ample worktop surfaces. It features an inset sink and drainer, integrated eye level double oven, integrated microwave and an electric hob with hood over. With a door to the rear elevation.

WC

Complete with a low flush WC and a hand wash basin.

Landing

With access into;

Bedroom One 10'4" x 11'0"

With carpeted flooring, windows to the front and side elevation and its own en-suite facility.

En-suite 7'4" x 4'11"

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 10'5" x 9'9"

With carpeted flooring and windows to the front and side elevation.

Bathroom 6'7" x 6'1"

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

Landing

With access into;



Bedroom Three 10'5" x 9'9"

With carpeted flooring, fitted wardrobe, velux window and a window to the side elevation.

Bedroom Four 9'10" x 10'1"

With carpeted flooring, fitted wardrobe, velux window and a window to the side elevation.

Shower Room 6'6" x 6'6"

Complete with a three piece suite including a shower, low flush WC and a hand wash basin. With a velux window.

Outside

The property offers a shared driveway and single garage, providing ample off-street parking. The rear garden hosts a patio seating area, laid lawn and surrounding fences. The garden also benefits from two outbuildings.

Garage 7'9" x 15'8"

Accessible from the front elevation.

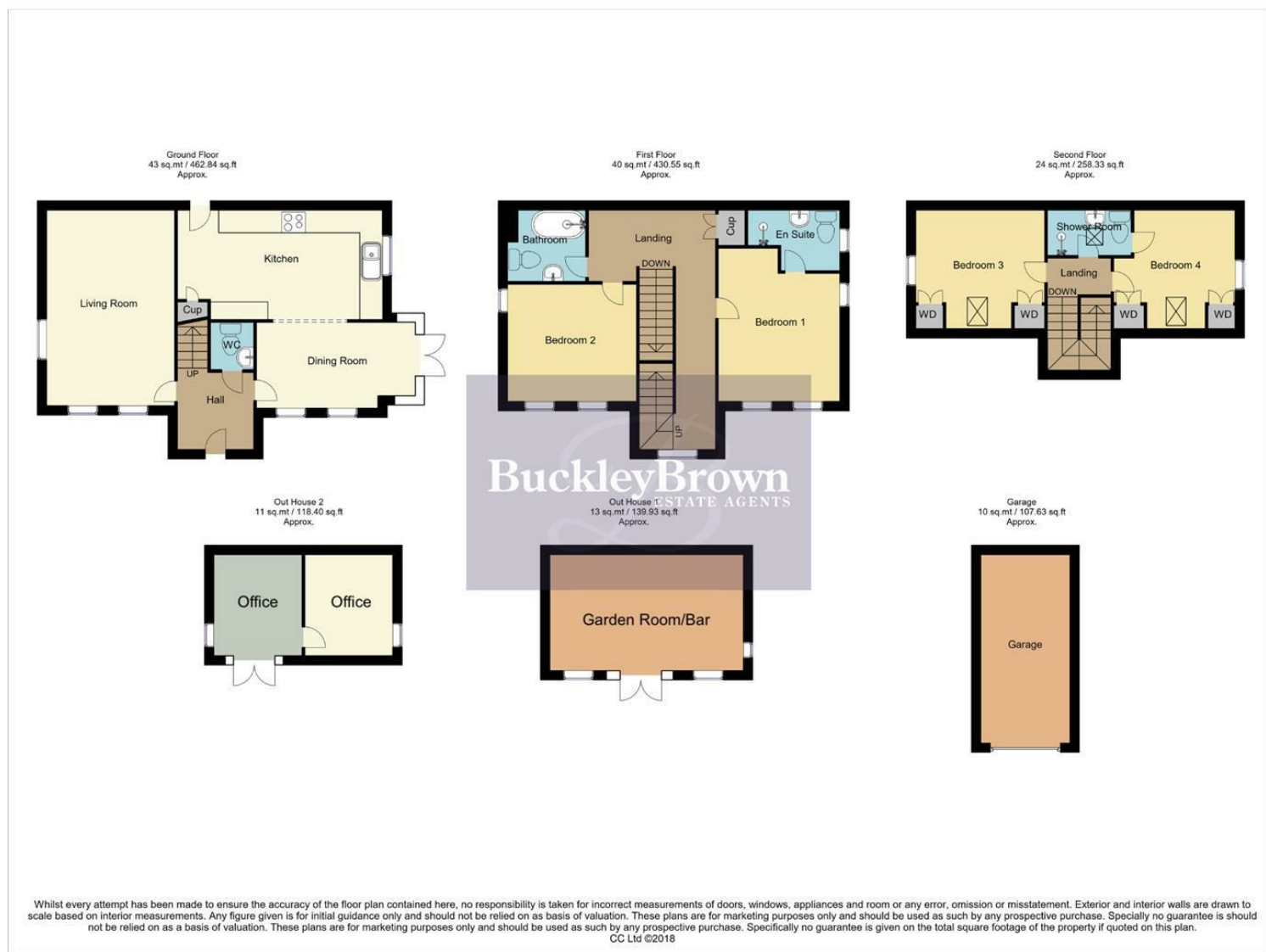
Outbuilding One 16'0" x 9'11"

This outbuilding has been thoughtfully divided into two separate rooms. Currently used as offices, these spaces provide the perfect environment for working from home, hobbies, or creative pursuits. Flexible in design, they can easily be adapted to suit a variety of needs, whether as additional storage, a gym, or a private retreat.

Outbuilding Two 14'11" x 7'5"

This outbuilding is currently set up as a stylish bar, perfect for entertaining friends and family. This versatile space can easily be adapted to suit your needs, whether as a games room, home gym, office, or a private retreat, adding great flexibility and charm to the home.





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		93
(81-91) B	84	
(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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