



£240,000 Freehold

31 MANDALAY ROAD | PLEASLEY | MANSFIELD | NG19 7TH

**BuckleyBrown**  
ESTATE AGENTS

## READY TO IMPRESS!...

Tucked away in a quiet and family-friendly cul-de-sac in the peaceful area of Pleasley, this beautifully presented three-bedroom detached home is a real gem. Enjoying a tranquil setting while remaining close to key transport links and just a 10-minute drive from Mansfield town centre, this property is ideal for families, professionals, or anyone seeking space and convenience in a well-connected location.

Step inside and you'll find a bright and spacious lounge, enhanced by windows to both the front and rear, allowing natural light to flood the space. The modern kitchen is fitted with a stylish range of cabinetry, work surfaces, an inset sink and drainer, plus integrated appliances — perfect for everyday use or entertaining. Just across the way, the open-plan dining area provides the ideal setting for family meals and social gatherings, with French doors leading directly onto the beautifully landscaped garden. Completing the ground floor is a handy downstairs WC for added convenience.

Upstairs hosts three well-sized bedrooms, all offering flexibility and comfort to suit a range of lifestyles. The master bedroom benefits from built-in wardrobes and its own private ensuite, while the remaining bedrooms are served by a contemporary three-piece family bathroom.

Outside, the property continues to impress with a lovely rear garden, featuring a well-maintained lawn and patio area — perfect for relaxing or hosting guests. To the front, a private driveway provides off-road parking for two vehicles and adds to the home's overall curb appeal.

This move-in ready property ticks all the boxes for modern family living. Don't miss out — early viewing is highly recommended to fully appreciate what's on offer!





#### Hall

With access to;

#### Living Room 10'2" x 18'3"

Complete with carpeted flooring, central heating radiator and window to front elevation.

#### Kitchen/Diner 9'0" x 18'3"

Including a range of modern cabinetry and units with work surfaces above, an inset sink and drainer, integrated appliances and space for a dining room table. With window to front elevation and french doors to rear elevation.

#### Landing

With access to;

#### Bedroom One 8'2" x 14'0"

Complete with carpeted flooring, central heating radiator and built in storage. Including window to front elevation.

#### Bedroom Two 9'0" x 9'8"

Complete with carpeted flooring, central heating radiator and window to front elevation.

#### Bedroom Three 9'0" x 8'2"

Complete with carpeted flooring, central heating radiator and window to rear elevation..

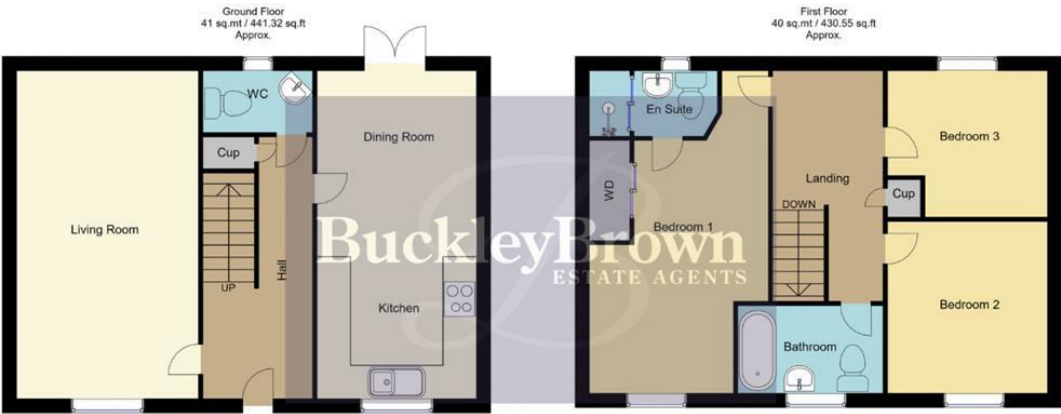
#### Bathroom 8'0" x 5'2"

Complete with a three piece suite. With window to front elevation.

#### Outside

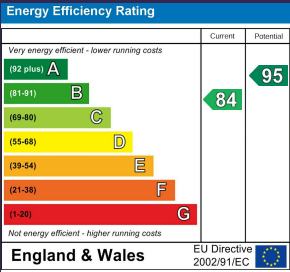
The rear hosts a well landscaped lawn and patio seating area. There is also a fence surrounding for added security. To the front offers a driveway for off street parking.





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.



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