



Offers In The Region Of £375,000 Freehold

114 ARUN DALE | MANSFIELD WOODHOUSE | MANSFIELD | NG19 9RF

**BuckleyBrown**  
ESTATE AGENTS



STEP INTO SOMETHING SPECIAL! This delightful detached family home offers a perfect blend of comfort and convenience. The location is ideal for families, with local schools, parks, and shops just a stone's throw away. The vibrant community and picturesque surroundings make it a wonderful place to call home, providing a peaceful retreat while still being close to the amenities of Mansfield town centre.

As you step inside, you are greeted by a warm and inviting hallway. The ground floor boasts two spacious reception rooms, perfect for both relaxation and entertaining. The first reception room is bathed in natural light, creating a welcoming space for family gatherings or quiet evenings. The second reception room offers a more intimate setting, with great versatility to be utilised however you desire. The well-appointed kitchen is fitted with essential appliances and benefits from a utility room. Next to the kitchen, you will find a convenient dining area, perfect for enjoying family meals together. Completing the ground floor is a bright and airy sunroom and a handy WC.

Venturing upstairs, you will discover four generously sized bedrooms, each offering a peaceful sanctuary for rest and relaxation. The master bedroom is particularly spacious, with the luxury of a walk in wardrobe and en suite. The additional three bedrooms are equally inviting, perfect for children, guests, or even a home office. A well-designed family bathroom on this level ensures that morning routines run smoothly, catering to the needs of the entire household.

Outside, the property boasts a lovely garden, providing a private outdoor space for children to play and for adults to unwind. Not to mention the added bonus of a five seater hot tub which comes included in the sale. With off-street parking available, this family home truly offers everything you need for a comfortable and enjoyable lifestyle.

Call now to arrange your viewing!





#### Entrance Hallway

Spacious entrance hallway with windows to the front, storage cupboard located under the stairs and further access into;

#### Living Room 10'9" x 15'3"

Generous sized reception room with solid oak flooring, central heating radiator, feature fireplace, box window to the front and sliding doors opening through to the dining area.

#### Dining Room 10'9" x 8'10"

Versatile space with solid oak flooring, central heating radiator and sliding doors opening through to the sunroom. Additional access through to the kitchen.

#### Sunroom 13'3" x 12'2"

Bright and airy sunroom with surrounding windows and patio doors opening to the side elevation.

#### Kitchen 14'6" x 11'3"

Fully equipped kitchen complete with a range of matching wall and base cabinets, inset sink with drainer, integrated appliances and worktops over. Not to mention the fitted bench seating. Window to the rear and access to a handy utility room.

#### Utility 6'3" x 5'1"

Fitted with cabinetry, worktops over, inset sink and further space and plumbing for a washing machine and tumble dryer. External door to the side elevation.

#### Living Room 7'5" x 14'9"

Additional reception which could be utilised in a variety of ways to suit your families needs, whether that be a cinema room, home gym, office or playroom for the kids.

#### W C

Fitted with a hand wash basin, low flush WC and a window to the side elevation.



#### Landing

Central landing with leading access into;

#### Bedroom One 11'0" x 12'5"

Carpeted flooring, central heating radiator, walk in wardrobe and an en suite. Window to the front elevation.

#### En Suite 7'5" x 5'2"

Neutral three piece suite including a hand wash basin, low flush WC and a shower. Window to the side.

#### Bedroom Two 9'1" x 12'5"

Carpeted flooring, central heating radiator, built in wardrobes and a window to the front elevation.

#### Bedroom Three 8'8" x 11'9"

Carpeted flooring, central heating radiator, built in wardrobes and a window to the rear elevation.

#### Bedroom Four 7'2" x 8'6"

Carpeted flooring, central heating radiator and a window to the rear elevation.

#### Bathroom 9'5" x 6'2"

Three piece suite including a hand wash basin, low flush WC and a bath with an overhead shower for added convenience. Window to the rear.

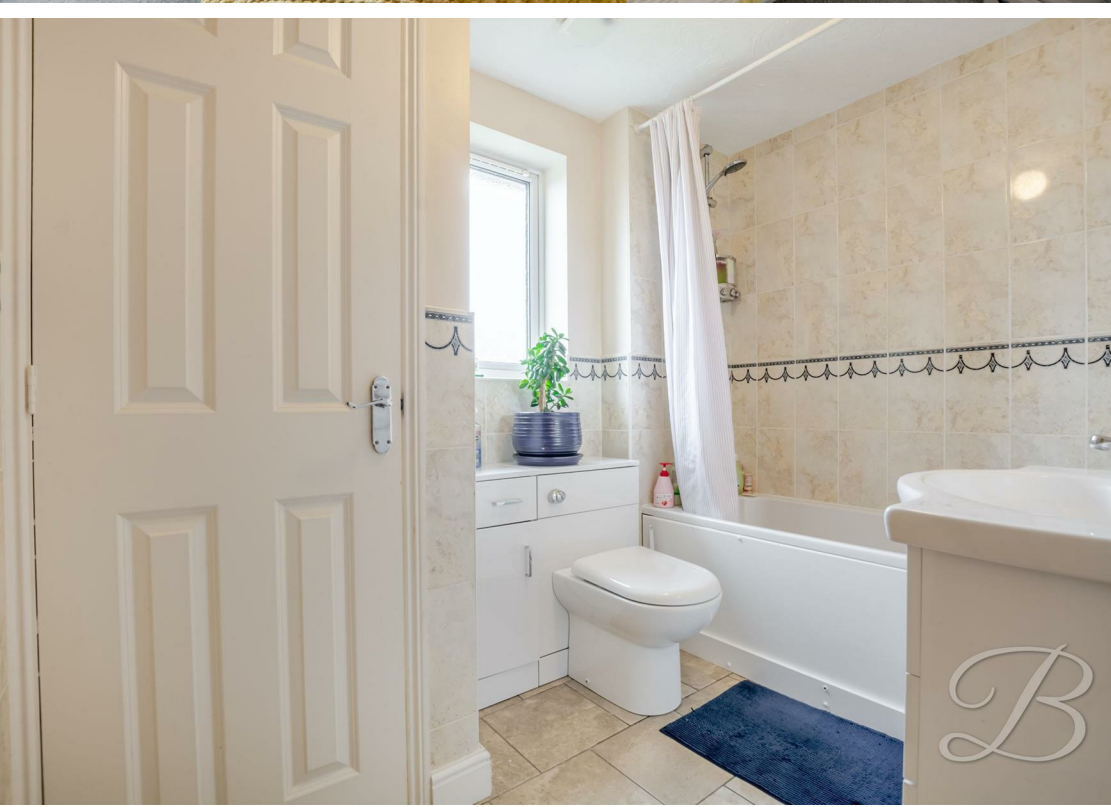
#### Garage 7'5" x 14'9"

Single integrated garage accessible from the front elevation with an external door to the rear.

#### Outside

Low maintenance frontage with a large paved driveway and single garage allowing for secure off road parking. The rear garden has been beautifully landscaped with a well kept lawn, patio and decked seating area and an oak gazebo. Not to mention the five seater hot tub which is included in the sale.







**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>	70	74
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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