



Offers Over £200,000 Freehold

22 SHERWOOD RISE | MANSFIELD WOODHOUSE | MANSFIELD | NG19 7NP

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ESTATE AGENTS



## FULL OF CHARACTER AND CHARM!...

Welcome to this characterful and charming three-bedroom semi-detached home, perfectly situated in the heart of Mansfield Woodhouse, close to a range of excellent local amenities, schools, shops, and transport links. Combining period charm with practical modern living, this property is ideal for families or those seeking a home full of character.

Upon entry, you are greeted by a well-presented kitchen, thoughtfully designed for everyday cooking and entertaining, complete with a useful utility room offering additional storage and workspace. The dining room exudes character, featuring an exposed brick fireplace and double doors that open directly to the garden—perfect for hosting guests or enjoying family meals with a view of the outdoors. The living room continues the home's inviting feel, boasting a feature fireplace with a log burner, creating a cosy atmosphere for relaxing evenings. Also on the ground floor is a versatile reception room, ideal for guests, a home office, or a playroom.

Upstairs, you'll find three well-proportioned bedrooms, two of which include beautiful feature fireplaces that add to the home's unique character. The family bathroom serves the bedrooms, offering practicality and comfort.

Outside, the property continues to impress. To the front, there is a garage and driveway providing ample off-street parking, framed by attractive shrubs and fencing, with a neat pathway leading to the front door. The rear garden is a delightful and private retreat, featuring a lawned area, patio seating space, and established shrubs and fencing—perfect for outdoor entertaining or peaceful relaxation. Adding to its charm, the garden also benefits from a lovely decorative pond, creating a tranquil focal point and enhancing the sense of calm in this outdoor haven.

Call today to arrange a viewing!!!





#### Kitchen 10'5" x 9'10"

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

#### Utility room

With space for appliances.

#### Living Room 11'10" x 14'11"

With laid wooden flooring, feature fireplace with a log burner and a window to the rear elevation.

#### Dining Room 10'8" x 10'2"

With ample space for your dining furniture, exposed brick feature fireplace and double doors opening onto the rear garden.

#### Reception room 8'1" x 7'0"

With laminate flooring and windows to the front elevation.

#### Landing

With access into;

#### Bedroom One 11'10" x 14'10"

With carpeted flooring, feature fireplace and a window.

#### Bedroom Two 11'10" x 9'11"

With carpeted flooring, feature fireplace and a window.

#### Bedroom Three 10'7" x 11'9"

With carpeted flooring and a window.

#### Bathroom 10'7" x 6'8"

Complete with a three piece suite including a bath with an overhead shower, low flush



WC and a hand wash basin. With a window to the front elevation.

#### Outside

The front of the property offers a garage and driveway providing ample off street parking. With surrounding shrubs, fencing and a pathway leading to the front door.

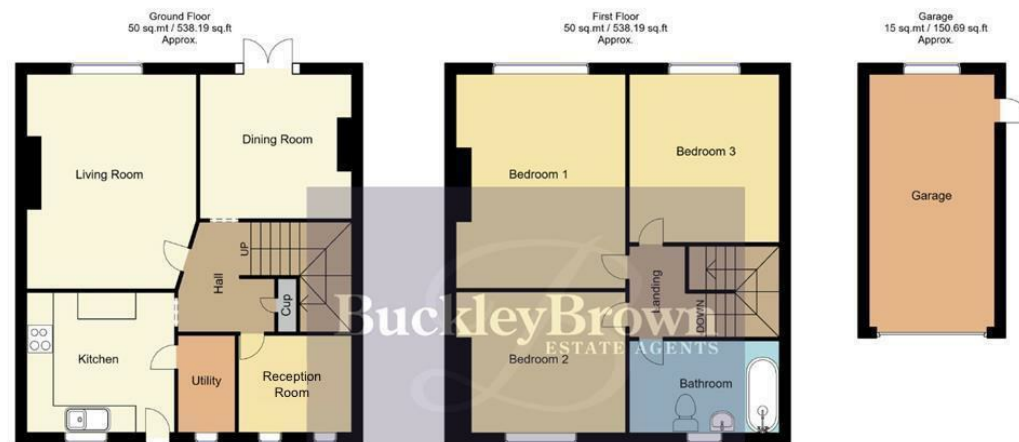
The rear garden offers a laid lawn, patio seating area, pond and surrounding shrubs and fencing.

#### Garage 9'2" x 17'8"

Accessible from the front and side elevation.



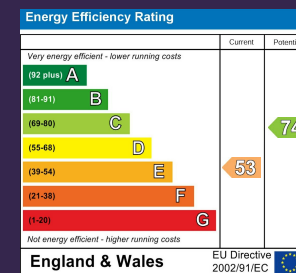




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. 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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