



Offers Over £250,000 Freehold

13 WOODLAND GROVE | MANSFIELD WOODHOUSE | MANSFIELD | NG19 8AZ

BuckleyBrown
ESTATE AGENTS

MODERN FAMILY HOME!

This lovingly maintained and thoughtfully extended three-bedroom semi-detached home in the heart of Mansfield Woodhouse offers stylish, modern living in a charming and convenient location. Let's take a look inside...

Step inside to find a bright and welcoming living room featuring a large box window that fills the space with natural light. To the rear, the home opens up into an impressive open-plan kitchen and dining area—perfect for family life and entertaining. With a central island, breakfast bar, skylight, and sleek sliding doors leading to the garden, this space blends functionality with flair. A separate utility room and convenient downstairs WC complete the ground floor.

Upstairs, you'll find three generously sized bedrooms and a contemporary family bathroom, all accessed from the central landing.

Outside, the secure walled frontage offers privacy and peace of mind, with side access leading to a beautifully maintained rear garden. The expansive lawn is ideal for children, pets, or simply relaxing, while a patio seating area provides the perfect spot for al fresco dining, all enclosed by attractive fencing.

This property offers the ideal mix of modern design and practical living in a sought-after location—perfect for growing families or anyone looking for a move-in-ready home with space to enjoy. Call now to make this your home!





Hallway

With stunning flooring, central heating radiator and further access into;

Living Room 11'1" x 12'1"

Spacious reception room with carpeted flooring, central heating radiator and a box window to the front elevation.

Kitchen 12'7" x 15'10"

Complete with a range of sleek wall and base cabinets, inset sink, integrated appliances and wall splashback. Not to mention the feature centre island and breakfast bar for added practicality. Brick feature fireplace area adding a touch of character. Complemented by access through to a handy utility room. Open plan layout to the dining area.

Utility

Fitted with a range of cabinets, ample worktop space, inset sink with drainer and a window to the side elevation.

Dining Room 8'3" x 14'4"

Modern extension offering a well lit dining area complemented by a stunning floor, skylight and sliding glass doors, giving access to the rear garden.

WC 3'8" x 6'2"

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

Landing

With leading access into;

Bedroom One 10'11" x 15'10"

Carpeted flooring, central heating radiator and windows to the front elevation.



Bedroom Two 11'0" x 12'7"

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

Bedroom Three 6'6" x 9'6"

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

Bathroom 6'3" x 6'5"

Three piece suite comprising of a hand wash basin, low flush WC and a bath. Window to the side elevation.

Outside

Secure frontage with a walled front and access down the side to the rear garden. The rear garden provides you with an expansive lawn which has been lovingly maintained alongside a patio seating area with fence surround.



Ground Floor
70 Sq.m/ 748.70 Sq.ft
Approx



First Floor
53 Sq.m/ 567.30 Sq.ft
Approx



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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