



Debdale Way  
Mansfield Woodhouse Mansfield



# Debdale Way Mansfield Woodhouse Mansfield NG19 7NN

for sale guide price  
**£260,000**



## Property Description

YOUR SEARCH ENDS HERE!

Burchell Edwards are more than proud to present this gorgeous, four bedroom detached family home located in a fantastic location here in Mansfield on Debdale Way.

Debdale Way is a modern four bedroom house which sits within a sought after location in Mansfield Woodhouse and is within a close proximity to amenities, local schools and parks.

To the front of the property is a small garden area, separating the house from the pavement and to the side, a driveway supporting off street parking with access to the garage.

Upon entry you have an entrance hallway leaning to a downstairs toilet, a generous lounge and to the rear an open plan kitchen diner with fully fitted units and integral appliances.

Upon meeting the first floor, you have a master bedroom which is a double in size and has both fitted wardrobes for storage and a three piece ensuite. Additionally you have two double bedrooms and a smaller single bedroom. To complete the upstairs space is a four piece family bathroom with a large walk in shower and separate bath.

Towards the rear of the property is a good sized, low maintenance garden mainly laid to lawn with fencing to all sides and a slabbed patio seating area. You can access either the front or the rear via a locked side gate and there is access to the garage from the front drive.

This property is stunning and should be viewed to be appreciated.

Please contact us on 01623 627727 to arrange an appointment!

## Front External

With a gorgeous curb appeal, showcasing driveway parking and an attached garage as

well as a small frontage separating the property from the pavement.

## Entrance Hallway

Upon entering through the front UPVC door you are met with an entrance hallway that has understairs storage, a secondary storage cupboard and a wall mounted radiator.

## W.C

The downstairs toilet consists of a ceramic toilet and ceramic sink basin, a wall mounted radiator and to the side, a opaque DG UPVC window.

## Lounge

17' 6" x 9' 10" ( 5.33m x 3.00m )

The lounge is a generous living space with lots of natural light, coming through its large DG UPVC window to the front elevation. The flooring is finished with tiles and there is a wall mounted radiator to complete.

## Kitchen Diner

17' 9" x 11' 7" Into recess ( 5.41m x 3.53m Into recess )

This open plan kitchen diner is both large in size and practical, having integral appliances such as a washing machine and dryer, a set of two electric integrated ovens and grills; a gas hob with a cooker hood above. The flooring is complete with the same tiles that flow through from the Lounge and Hallway and to the rear of the property is a DG UPVC window and a set of DG UPVC french doors leading to the patio. The worktops incorporate a stainless steel sink and drainer with mixer taps and there are tiled walls to splashback.

## Landing

The landing has carpet laid to fit and a wall mounted radiator.

## Bedroom One

14' 1" Into recess x 12' 11" Into recess ( 4.29m Into

recess x 3.94m Into recess )

Bedroom one, the master, is a large double bedroom with carpeted flooring fit and a large DG UPVC window to the front elevation of the property. There are a set of fitted wardrobes for storage which will stay upon completion, a wall mounted radiator and access to the en-suite.

### En-Suite

The en-suite has a walk in shower that runs from the mains with tiled splashbacks, a ceramic toilet and ceramic sink basin and a wall mounted radiator fit to complete. The flooring is vinyl and to the front of the property is a DG UPVC opaque window.

### Bedroom Two

16' 2" x 8' ( 4.93m x 2.44m )

Bedroom Two is a generously sized double and has carpeted flooring, a DG UPVC window to the front and rear elevations and a wall mounted radiator to complete.

### Bedroom Three

10' 7" Into recess x 9' 10" ( 3.23m Into recess x 3.00m )

Bedroom Three is another double, having carpeted flooring, a DG UPVC window to the rear and a wall mounted radiator.

### Bedroom Four

6' 6" x 8' 9" ( 1.98m x 2.67m )

Bedroom Four is a good sized single, with carpeted flooring, a wall mounted radiator and a DG UPVC window to the rear.

### Family Bathroom

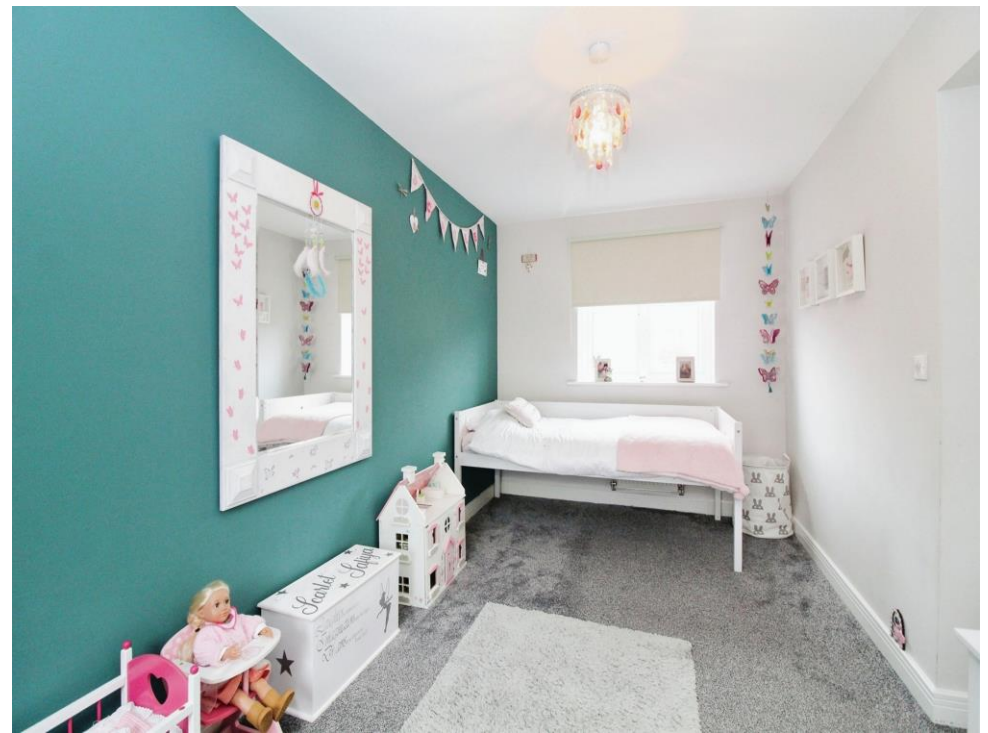
This spacious family bathroom has a four piece suite, consisting of a large walk in shower with tiled splashbacks, a bath with mixer taps, a ceramic toilet basin and a ceramic sink basin. The flooring is vinyl and in great condition and there is a wall mounted towel radiator. To the side is an opaque DG UPVC window.

### Rear Elevation

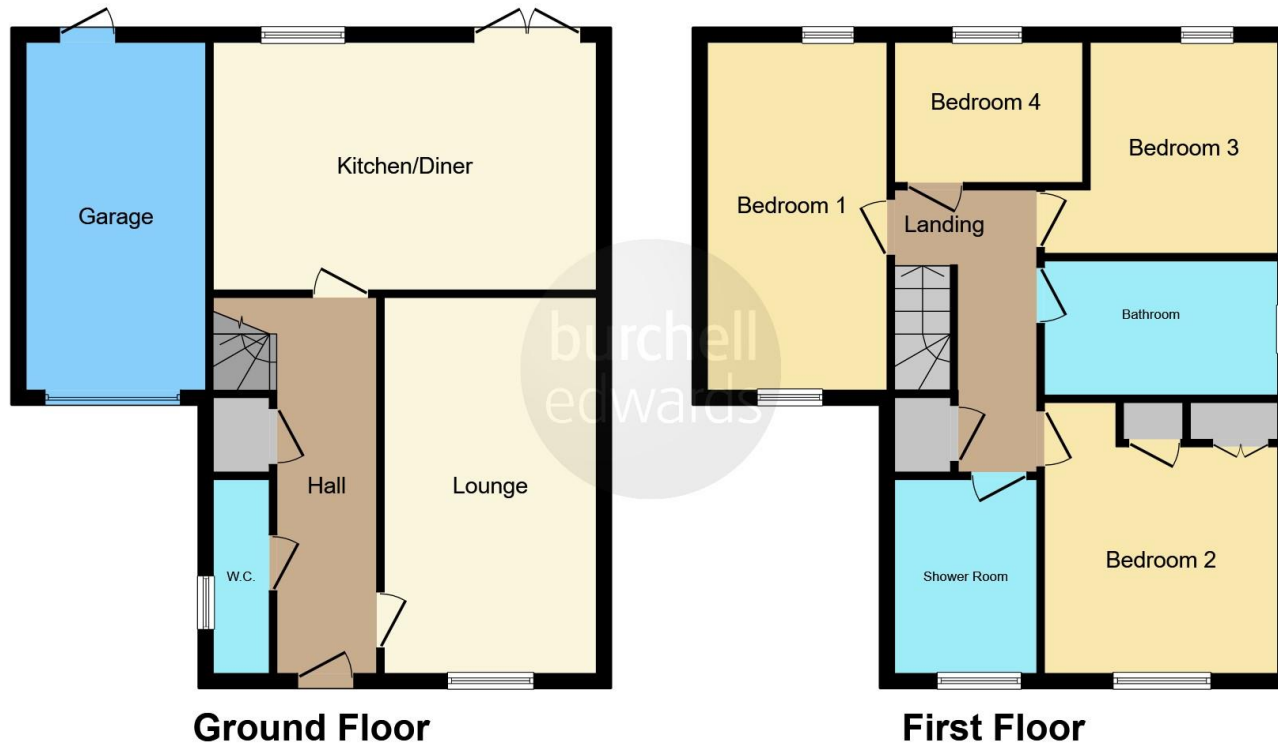
The rear garden is privately enclosed and is a low maintenance space. It is mainly laid to

lawn with a slabbed patio area running from the french doors of the kitchen and on all sides you have fencing. You can access the garage either through the locked side gate which takes you to the drive, or a door in the garden leading within.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Burchell Edwards on

**T 01623 627727**  
**E [Mansfield@burchelledwards.co.uk](mailto:Mansfield@burchelledwards.co.uk)**

12 Albert Street  
 MANSFIELD NG18 1EB

EPC Rating: B

Tenure: Freehold

**view this property online [burchelledwards.co.uk/Property/MFD208222](http://burchelledwards.co.uk/Property/MFD208222)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.burchelledwards.co.uk](http://www.burchelledwards.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: MFD208222 - 0003