



Woodland Park View  
Mansfield





# Woodland Park View Mansfield NG18 5FD

for sale offers over  
**£310,000**



## Property Description

\* Absolutely Immaculate Throughout \*

Driveway parking, Integral garage, TWO En-suites & Family Bathroom, Balcony Views to the rear.

Burchell Edwards are more than proud to present this gorgeous Three bedroom mid-terraced townhouse located on Woodlands Park View here in Mansfield.

Woodlands Park View is quietly tucked away on a Cul-De-Sac just on the outskirts of Mansfield Town benefiting from the amenities, schools and road links that surround this stunning family home.

Upon meeting the property you will experience the beauty that both the street and the property have to offer, with driveway parking to the front for multiple vehicles and access directly to the integral garage.

In short, on the ground floor you have a large and modern family home that has a downstairs W.C, a very large and fully fitted kitchen diner with patio doors to the rear and access to the garage.

To the first floor there is a large master bedroom with fitted wardrobes and a three piece en-suite then to the rear of the first floor is a very spacious lounge with balcony views to the woodlands at the rear.

Then to the second floor you have two further double bedrooms, one having another en-suite and both having fitted wardrobes for storage and a fully fit four piece family bathroom suite to complete.

At the rear is a small enclosed private garden with fencing and a slabbed patio area with a hot tub point.

This property truly does have it all, please call today to discuss!

## Front Elevation

Welcoming you to the property with its gorgeous and majestic curb appeal, offering parking to the front with a double width driveway and access to the rear garden from a side locked gate.

## Entrance Hallway

Upon entering through the front composite door you are met with a spacious entrance hallway with tiled flooring and a wall mounted radiator.

## W.C

This downstairs W.C has a ceramic toilet and ceramic sink basin with the same tiled flooring the hallway has giving a flush finish. There is a small wall mounted radiator to complete.

## Kitchen Diner

16' 9" Min & Into recess x 14' 8" Min & Into recess ( 5.11m Min & Into recess x 4.47m Min & Into recess )

This open plan space is not just good on the eye but also fully practical to be used as a kitchen diner, with matching wall and base units for storage and with additional units installed from the current owners, offers ample storage space. Set within the worktops is a UPVC sink with a drainer and mixer taps, as well as having integral appliances installed such as a double electric oven, an electric hob with a cooker hood above and an integral fridge / freezer. To the rear elevation is a DG UPVC window and a set of french DG UPVC doors leading to the garden.

## Lounge

16' 9" Min & Into recess x 14' 8" Min & Into recess ( 5.11m Min & Into recess x 4.47m Min & Into recess )

Being located on the first floor has its benefits, this large lounge is finished with carpeted flooring and has a wall mounted radiator however, to the rear is a set of DG UPVC windows and doors, leading to a

gorgeous balcony that overlooks the small forest to the rear and well looked after allotments.

### Bedroom One

.12' 6" Max & Into recess x 14' Max & Into recess ( 3.81m Max & Into recess x 4.27m Max & Into recess )

Bedroom One is located on the first floor and is a large double bedroom. Benefiting from having both an en-suite and fitted wardrobes for storage and finished with carpeted flooring, a DG UPVC window to the front elevation and a wall mounted radiator.

### En-Suite To Bedroom One

This generously sized en-suite has a walk in shower, a ceramic toilet and ceramic sink all with tiled splashbacks. The flooring is finished with tiles, spotlights have been fitted and to the front there is a DG opaque window.

### Bedroom Two

13' Min x 11' 7" Min ( 3.96m Min x 3.53m Min )

Bedroom Two is located on the second floor and is another large double bedroom, yet again benefiting from having an En-Suite and fitted wardrobes for storage. Bedroom Two is finished with carpeted flooring, a storage space above the stairs which houses the water tank, theres a wall mounted radiator and a DG UPVC window to the front elevation.

### En-Suite To Bedroom Two

This generously sized en-suite has a walk in shower, a ceramic toilet and ceramic sink all with tiled splashbacks. The flooring is finished with tiles, spotlights have been fitted and to the front there is a DG opaque window.

### Bedroom Three

16' 9" Min x 11' 8" Max ( 5.11m Min x 3.56m Max )

Bedroom Three is another great space, the re-occurring theme here at Woodland Park View. Being a large double bedroom with carpeted flooring and a wall mounted radiator, having fitted wardrobes for storage and a set of DG UPVC windows to the rear, one being a velux skylight.

### Family Bathroom

The family bathroom has a lovely four piece suite, consisting of a ceramic toilet and ceramic sink basin, a large bath and a walk in shower. Its finished with tiled flooring and walls as well as a wall mounted radiator.

### Rear Garden

Accessed from either the kitchen or a locked gate to the side is this gorgeous garden that's low in maintenance and not overlooked. Being privately enclosed with fencing and consisting of a slabbed patio area with a hot tub point and astro-turf for ease. To the back of the garden are privately owned allotments which are catered by the owners and neighbouring properties of Woodland Park View.



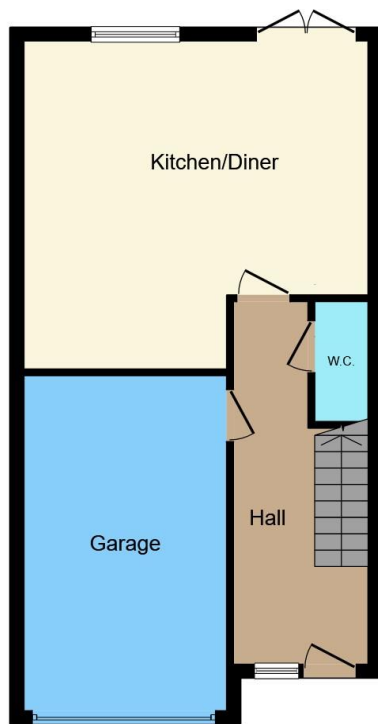




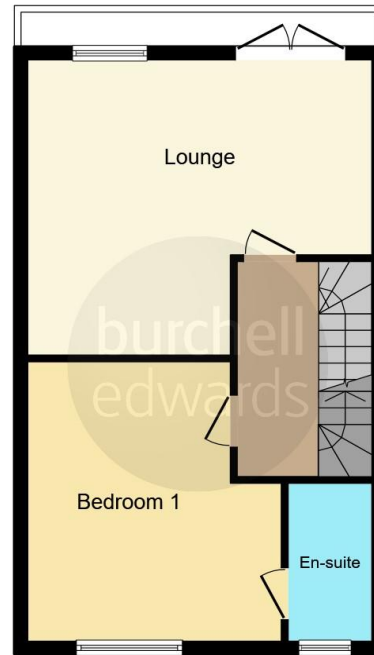




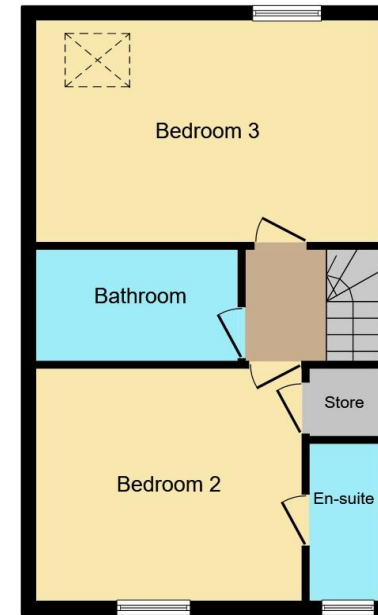




**Ground Floor**



**First Floor**



**Second Floor**

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To view this property please contact Burchell Edwards on

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EPC Rating: B

Tenure: Freehold

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Property Ref: MFD208377 - 0004