



Kennet Paddock
Mansfield Woodhouse Mansfield



Kennet Paddock Mansfield Woodhouse Mansfield NG19 9RJ

for sale offers over
£350,000



Property Description

A beautifully presented 4-bedroom detached home, tucked away in a peaceful cul-de-sac within a highly sought-after residential area. This spacious and thoughtfully extended property offers versatile accommodation, making it an ideal choice for modern family living.

On the ground floor, a welcoming entrance hall leads to a bright and practical layout. To one side, a family bathroom and versatile study area provide convenience, while a ground floor bedroom offers flexibility - perfect for guests, older relatives, or as a playroom.

At the heart of the home is a generous kitchen-diner with views over the mature rear garden - an ideal space for everyday meals and entertaining alike. A separate living room provides a light-filled retreat, complemented by handy under-stairs storage. A utility room with internal access to the single garage adds further practicality and potential.

Upstairs, the property boasts three well-proportioned double bedrooms. The impressive master suite, part of a sympathetic extension, benefits from its own en-suite shower room and WC. Two further double bedrooms complete the first floor.

Externally, the home enjoys a private, mature rear garden - a tranquil setting for relaxing or entertaining. To the front, a double driveway provides ample off-road parking and access to the garage.

With neutral décor throughout, the property is ready to move into while still offering scope for personalisation making this home perfect for family life!

Entrance Hall

Entry via UPVC door, wall mounted radiator, understairs storage, finished with laminate flooring.

Lounge

22' 4" x 11' 10" (6.81m x 3.61m)

The lounge comprises of two double-glazed windows to front and one to the side, wall mounted radiator, gas fire with surround, and laminate flooring to finish.

Dining Room

7' 7" x 8' 7" (2.31m x 2.62m)

The dining room is accessed from the entrance hall and leading on to the ground floor bedroom and comprises of wall mounted radiator with carpet flooring to finish.

Reception Room Three

8' 6" x 9' 4" + door recess (2.59m x 2.84m + door recess)

Reception room three, located to the rear of the property, and off the back of the lounge, comprises of double glazed windows to side and French doors to rear, with vinyl flooring to finish.

Bedroom Four

9' 6" x 9' 5" (2.90m x 2.87m)

Bedroom four located on the ground floor comprises of double-glazed window to rear, wall mounted radiator, and carpeted floor to finish.

Kitchen

.14' 11" x 8' 4" (4.55m x 2.54m)

The kitchen includes matching wall and base mounted units, inset UPVC steel sink and drainer, wall mounted radiator, undercounter dishwasher, breakfast bar, gas hob, cooker hood with integrated electric oven, spotlights, tiled walls, and vinyl floor to finish.

Utility Room

9' 6" x 8' 4" (2.90m x 2.54m)

Accessed from the ground floor bedroom, the utility room consists of double glazed window to rear, plumbing and door access to the garage.

Bathroom

The bathroom located on the ground floor is finished with a ceramic toilet/sink, bath and separate walk-in shower, double glazed window to side, wall mounted radiator, tiled splashback, and vinyl floor to finish.

First Floor Landing

First floor landing with access to loft, storage cupboard with boiler and carpet flooring to finish.

Bedroom One

20' 9" max into recess x 17' 8" max into recess (6.32m max into recess x 5.38m max into recess)

The master bedroom comprising of double-glazed windows to front and rear, wall mounted radiator, fitted wardrobes and drawers, TV point, storage cupboard, with carpeted floor to finish.

En-Suite

En-suite situated off the master bedroom includes walk-in shower, ceramic toilet with sink in vanity, double glazed window to rear, and vinyl flooring to finish.

Bedroom Two

12' x 11' 10" (3.66m x 3.61m)

Bedroom two includes double-glazed window to front, wall mounted radiator, fitted wardrobe, and carpeted floor to finish.

Bedroom Three

10' 9" into recess x 15' 9" into recess (3.28m into recess x 4.80m into recess)

Bedroom three comprises of double-glazed window to rear, wall mounted radiator, and carpeted floor to finish.

Wc

Located on the first floor the cloakroom consists of ceramic toilet and sink, tiled splashback, double glazed window to side, wall mounted radiator and vinyl floor to finish.

Garage

14' 4" x 19' 3" (4.37m x 5.87m)

Single Garage with up and over door entry, double glazed window to rear, wall and base units, and electrics.

Externals

To the front elevation of the property Kennet Paddock benefits from concrete driveway offering off road parking for approximately three vehicles, a loose stone section with potential for additional parking, access to the rear of the property via a locked gate with access to the garage and finished with shrubs and plants for decoration.

To the rear of the property the garden consists of fenced boundary surround, mostly laid to lawn with mature borders and slabbed patio seating areas, plum tree, outside tap and socket and a loose stone boundary to finish.









Ground Floor



First Floor

Total floor area 174.2 m² (1,876 sq.ft.) approx

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.propertybox.io



To view this property please contact Burchell Edwards on

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Tenure: Freehold

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