



Offers In The Region Of £350,000 Freehold

19 CHURCH HILL | MANSFIELD WOODHOUSE | MANSFIELD | NG19 9JT

**BuckleyBrown**  
ESTATE AGENTS

## PERFECT FAMILY HOME!

Situated in a popular and well-established residential area of Mansfield Woodhouse, this three-bedroom detached property offers a superb combination of space, comfort, and modern living. With neutral decor throughout, this home is truly move-in ready, perfect for families or anyone seeking a peaceful setting with easy access to local shops, schools, parks, and transport links.

As you step through the front door, you're welcomed into a spacious entrance hall leading to two generously sized reception rooms, both enhanced by beautiful bay windows that provide an abundance of natural light. These versatile spaces are perfect for a formal living room and a second lounge, playroom, home office, or dining room—tailored to your needs. At the heart of the home lies a modern open-plan kitchen and dining area, designed with family living and entertaining in mind. The kitchen is fitted with a range of wall and base units, ample worktop space, and integrated appliances. A separate utility room and shower room, enhances the properties convenience. To the rear, a large conservatory provides an additional bright and airy living space, perfect for relaxing, dining, or enjoying views of the garden all year round.

Upstairs, the property offers three generously sized bedrooms. The master bedroom and second bedroom both include fitted wardrobes, maximising space and storage. Each room is filled with natural light and offers a peaceful atmosphere, ideal for restful nights. The family bathroom is modern and functional, fitted with a contemporary three-piece suite.

To the front, the property is set back behind a private gated driveway and garage, offering secure off-road parking for multiple vehicles. The home faces Yeoman Hill park, which provides beautiful open views and is convenient for lovely walks. The rear garden features a paved patio seating area perfect for al fresco dining or summer BBQs. The wrap-around garden offers both size and privacy.





### Entrance Hall

With carpeted flooring, stairs rising to the first floor and surrounding doors providing access into;

### Living Room 13'11" x 12'9"

With carpeted flooring, feature fireplace and a bay window to the front elevation.

### Kitchen 21'9" x 12'8"

The kitchen is complete with a range of matching wall and base units and ample worktop space. It features an inset sink and drainer, integrated eye level double oven, electric hob with hood over and a central island. With double doors opening to the conservatory and access to the utility room.

### Utility

The utility provides further cabinetry and worktop with an inset sink and drainer. With space and plumbing for a washing machine and dryer. With access to the shower room.

### Shower Room 8'2" x 6'1"

Complete with a three piece suite including a walk in shower, low flush WC and hand wash basin.

### Conservatory 9'5" x 22'6"

Complete with surrounding windows and doors to the rear elevation.

### Dining Room

With carpeted flooring and a bay window to the rear elevation

### Landing

Surrounding doors provide access into;



### Bedroom One 12'9" x 13'2"

With carpeted flooring, central heating radiator and window to the front elevation. This room benefits from built in wardrobes.

### Bedroom Two 11'3" x 11'10"

With carpeted flooring, central heating radiator and window to the rear elevation. This room benefits from built in wardrobes.

### Bedroom Three 9'8" x 7'8"

With carpeted flooring, central heating radiator and window to the rear elevation.

### Shower Room 8'2" x 6'1"

Complete with a three piece suite including a walk in shower, low flush WC and hand wash basin.

### Garage

Ample Storage.

### Outside

This property boasts a generous wrap-around garden, offering both space and privacy. To the front, a private gated driveway and garage provides secure off-road parking, complemented by a well-maintained laid lawn. The rear garden features an additional laid lawn and a patio seating area, ideal for outdoor dining or relaxation. Mature surrounding trees provide a peaceful, green backdrop and a sense of seclusion, making the outdoor space perfect for families, pets, or entertaining.





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) <b>A</b>			82
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		71	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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