



Offers Over £350,000 Freehold

7 THE PADDOCKS | MANSFIELD WOODHOUSE | MANSFIELD | NG19 9QT

**BuckleyBrown**  
ESTATE AGENTS



## A WARM WELCOME AWAITS!...

Welcome to this spacious and beautifully presented four-bedroom detached home, ideally located in Mansfield Woodhouse, close to excellent local amenities, schools, and transport links. Let's take a look inside!...

This move-in-ready property offers generous living space and a thoughtful layout for family life. Enter through the porch into a welcoming hall. This move-in-ready property offers generous living space and a thoughtful layout for family life. Enter through the porch into a welcoming hallway, leading to the bright and airy living room, which features a charming fireplace and an open-plan design flowing seamlessly through to the dining area. The dining room is spacious and versatile, with easy access to the modern kitchen and sliding doors leading into the conservatory. The conservatory is filled with natural light from its surrounding windows and opens out through double doors to the garden, creating a perfect space for relaxing and enjoy views of the garden all year round! The modern kitchen is well-equipped and includes a practical breakfast bar, ideal for casual dining. A convenient downstairs WC completes the ground floor.

Upstairs, you'll find four generous bedrooms, all fitted with wardrobes for excellent storage. The master bedroom boasts a stylish en-suite, while the fourth bedroom is currently used as a home office, offering flexible space to suit your needs. A family bathroom serves the remaining bedrooms.

Externally, the property offers a double garage and driveway to the front, providing ample off-street parking. The rear garden is a welcoming space, featuring patio seating areas, a laid lawn, and mature shrubs with surrounding fencing for privacy.

Call today to arrange a viewing!!!







#### Porch

With windows to the front elevation and access into;

#### Entrance Hall

With access into;

#### Lounge 11'4" x 13'3"

With carpeted flooring, feature fireplace and a window to the front elevation. This room offers an open plan design through to the dining room.

#### Dining Room 9'9" x 17'4"

With carpeted flooring, door providing access into the kitchen, window to the rear elevation and sliding doors opening into the conservatory.

#### Conservatory 9'6" x 9'8"

With surrounding windows and double doors opening onto the rear garden.

#### Kitchen 10'3" x 13'7"

Complete with an array of matching cabinetry and ample worktop surfaces. It features an iset sink and drainer, integrated eye level double oven, gas hob with hood over and a breakfast bar. With a window and door to the rear elevation.

#### WC 3'1" x 3'10"

Complete with a low flush WC and a hand wash basin. With a window to the rear elevation.

#### Landing

With surrounding doors opening into;

#### Bedroom One 12'11" x 13'8"

With carpeted flooring, fitted wardrobes and a window to the front elevation. This room benefits from its own en-suite facility.



#### En-suite 5'3" x 6'9"

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

#### Bedroom Two 10'5" x 10'11"

With carpeted flooring, fitted wardrobe and a window to the rear elevation.

#### Bedroom Three 10'2" x 11'10"

With carpeted flooring, fitted wardrobe and a window to the front elevation.

#### Bedroom Four/ Office 6'11" x 9'3"

With carpeted flooring and a window to the front elevation.

#### Bathroom 7'10" x 10'6"

Complete with a three piece suite including a bath with an over head shower, low flush WC and a hand wash basin. With a window to the rear elevation.

#### Outside

The front of the property offers a double garage and driveway, providing ample off-street parking. The rear garden hosts patio seating areas, laid lawn and surrounding shrubs and fencing.

#### Double Garage 13'8" x 15'8"

Accessible from the front and rear elevation.










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>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	74
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		





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NOTTINGHAMSHIRE  
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