



Offers Over £170,000 Freehold

17 HIGHLAND CLOSE | MANSFIELD WOODHOUSE | MANSFIELD | NG19 9BN

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UNLOCK THE POTENTIAL – CREATE YOUR DREAM HOME. Situated in the charming area of Highland Close, Mansfield Woodhouse, this delightful detached house presents an excellent opportunity for those looking to create their dream home. While the property requires some renovation, it boasts great potential for transformation, making it an ideal project for buyers with a vision. The location offers a peaceful residential setting, perfect for families and individuals alike, with convenient access to local amenities and transport links.

Upon entering the ground floor, one is greeted by a spacious living and dining room, providing a welcoming atmosphere for both relaxation and entertaining. The kitchen, while in need of modernisation, offers ample space for culinary creativity and could easily be reimagined to suit contemporary tastes. The layout of the ground floor allows for a seamless flow between the living areas, making it a perfect space for family gatherings or social events.

Venturing to the first floor, the property features three well-proportioned bedrooms, each offering a comfortable retreat for rest and relaxation. The bathroom, although requiring updating, provides a functional space that can be enhanced to meet modern standards. With a little imagination, this floor can be transformed into a serene sanctuary for the whole family.

Outside, the property boasts a garden that, while needing some work, offers a blank canvas for gardening enthusiasts or those wishing to create an outdoor haven. With the right touch, this space could become a lovely area for al fresco dining or a safe play area for children. Overall, this detached house in Highland Close is a promising opportunity for those looking to invest in a property with potential in a desirable location.





Porch

Porch leading to;

Living Room/Dining Room 10'9" x 20'1"

Spacious living room/dining room with central heating radiator, feature fireplace and window to the front elevation.

Kitchen 9'4" x 7'8"

The kitchen features matching cupboards, generous worktop space, an inset sink, and room for appliances. With great potential to become a lovely modern space, it benefits from a rear-facing window and a side access door.

Landing

Landing leading to the first floor.

Bedroom One 10'9" x 10'11"

Spacious master bedroom with built in wardrobes and window to the front elevation.

Bedroom Two 10'9" x 9'2"

Spacious bedroom with built in wardrobes and window to the front elevation.

Bedroom Three 8'5" x 6'2"

A versatile third bedroom, perfect for use as a home office or study.

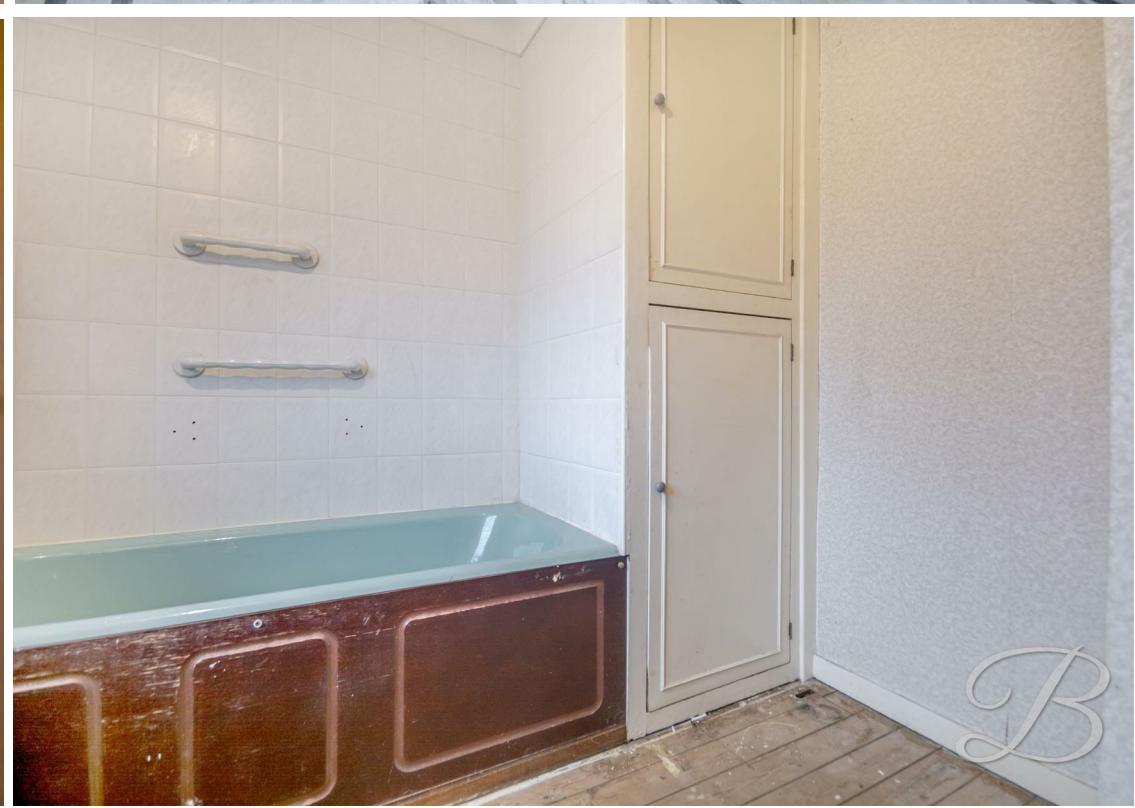
Bathroom 8'5" x 6'2"

Three piece suite with bath, low flush WC and hand wash basin.

Outside

Driveway and car port to the front and a garden continuing around the side and rear of the property.







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. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-81) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

74

60

England & Wales

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.

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