



Offers In The Region Of £195,000 Freehold

31 ALLCROFT STREET | MANSFIELD WOODHOUSE | MANSFIELD | NG19 8BJ

BuckleyBrown
ESTATE AGENTS

CHARMING FROM THE FIRST GLANCE!...

Welcome to this lovely three-bedroom semi-detached home, perfectly positioned in the sought-after Mansfield Woodhouse area. Just a short walk from the High Street, you'll find shops, cafés, great schools, parks, and excellent transport links all within easy reach.

Step inside through the inviting porch, the perfect spot to leave coats and shoes before entering the heart of the home. Upon entry, you're greeted by a spacious open-plan living and dining room. This light-filled space is perfect for family life and entertaining guests, with a beautiful feature fireplace creating a warm and welcoming focal point. The dining area offers plenty of room for a table, making it ideal for enjoying meals together. Just beyond is the kitchen, fitted with a good range of units and worktop space, providing everything you need for preparing and cooking your favourite meals.

Heading upstairs, you'll find three well-proportioned bedrooms, including a generous master bedroom with fitted wardrobes for handy storage. The remaining bedrooms are versatile – perfect for children, guests, or even a home office. The family bathroom is also located here, offering a practical and functional space for everyday living.

Outside, the property enjoys a low-maintenance frontage with a driveway to the side providing valuable off-road parking. To the rear, you'll discover an enclosed garden featuring a patio seating area for summer dining, a decked area for relaxing, and a lawn surrounded by fencing – a safe and private space for children and pets to play.

Call today to arrange a viewing.





Porch

With surrounding windows and access into;

Living/ Dining Room 15'6" x 23'5"

This spacious open plan living and dining area offers ample space for all your furnishings, with carpeted flooring and a feature fireplace. With windows to the front and rear elevation.

Kitchen 9'5" x 13'6"

Complete with a range of matching cabinetry and ample worktop surfaces. It features an inset sink and drainer, integrated oven, gas hob with hood over and space for appliances. With windows to the rear and side elevation and a door to the side elevation.

Landing

With access into;

Bedroom One 15'5" x 10'9"

With carpeted flooring, fitted wardrobes and windows to the front elevation.

Bedroom Two 9'8" x 12'1"

With carpeted flooring and a window to the rear elevation.

Bedroom Three 9'6" x 5'6"

With carpeted flooring and a window to the rear elevation.

Bathroom 6'7" x 7'6"

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

Outside

The property benefits from a low maintenance frontage with a driveway to



the side. The rear garden hosts a patio seating area, decked area and laid lawn with surrounding fencing.

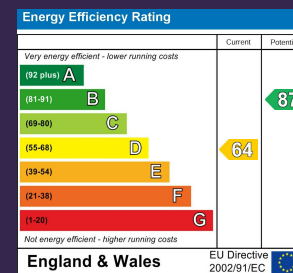




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. 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.



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