



Sandringham Road
Mansfield Woodhouse Mansfield

burchell
edwards

Sandringham Road Mansfield Woodhouse Mansfield NG19 9HN

for sale offers in the region of
£270,000



Property Description

Situated in a popular residential location, this well-presented three-bedroom detached family home offers spacious accommodation throughout, together with an integral garage, driveway and beautifully maintained rear garden.

The accommodation comprises an entrance hall, ground floor WC, generous lounge and a dining area opening into the conservatory, creating an ideal space for both family living and entertaining. The fitted kitchen offers ample storage and worktop space, a breakfast bar, access to the rear garden and internal access to the garage.

To the first floor are three well-proportioned bedrooms and a modern shower room. Bedrooms One and Three are positioned to the front of the property, whilst Bedroom Two enjoys views over the rear garden.

Externally, the property benefits from a lawned front garden, driveway parking and an integral garage. The enclosed rear garden has been beautifully landscaped, featuring a generous lawn, mature planting, patio seating areas, raised decking and a garden shed, providing an attractive and private outdoor space.

A fantastic family home in a sought-after area of Mansfield Woodhouse, early viewing is highly recommended.

Entrance Hall

A welcoming entrance hall providing access to the lounge, ground floor WC and staircase rising to the first floor.

Wc

Conveniently located off the entrance hall, fitted with a low-level WC and wash hand basin. Finished with complementary wall tiling and providing useful facilities for guests and day-to-day family living.

Lounge

A spacious lounge with a large front-facing window, feature fireplace and neutral décor. An open archway leads through to the dining area, creating a sociable living and entertaining space.

Dining Room

A dedicated dining area open to the lounge, providing space for a family dining table and chairs. Sliding patio doors lead directly into the conservatory, allowing plenty of natural light.

Kitchen

A spacious fitted kitchen featuring a range of wall and base units with complementary work surfaces, inset sink, and space for appliances. A breakfast bar provides informal dining, while windows and a rear door offer plenty of natural light and access to the rear garden. Access is also provided to the garage.

Conservatory

A bright conservatory enjoying views over the rear garden, providing a versatile additional reception space. French doors open directly onto the patio, making it an ideal spot to relax and enjoy the garden outlook.

Garage

An integral garage offering excellent storage or parking space, with internal access from the kitchen and an up-and-over door to the front.

Landing

The first-floor landing provides access to all three bedrooms and the shower room, with a useful built-in storage cupboard.

Bedroom One

A well-proportioned double bedroom with a front-facing window providing plenty of natural light, carpet, fitted wardrobes and views over the garden.

Bedroom Two

A spacious double bedroom with a rear-facing window, carpet, offering ample space for bedroom furniture.

Bedroom Three

A versatile third bedroom with a front-facing window, and carpet, ideal as a child's room, guest bedroom or home office.

Shower Room

A modern shower room fitted with a walk-in shower enclosure, low-level WC and wash hand basin. Complemented by contemporary tiling and a rear-facing obscured window providing natural light and ventilation.

Externals

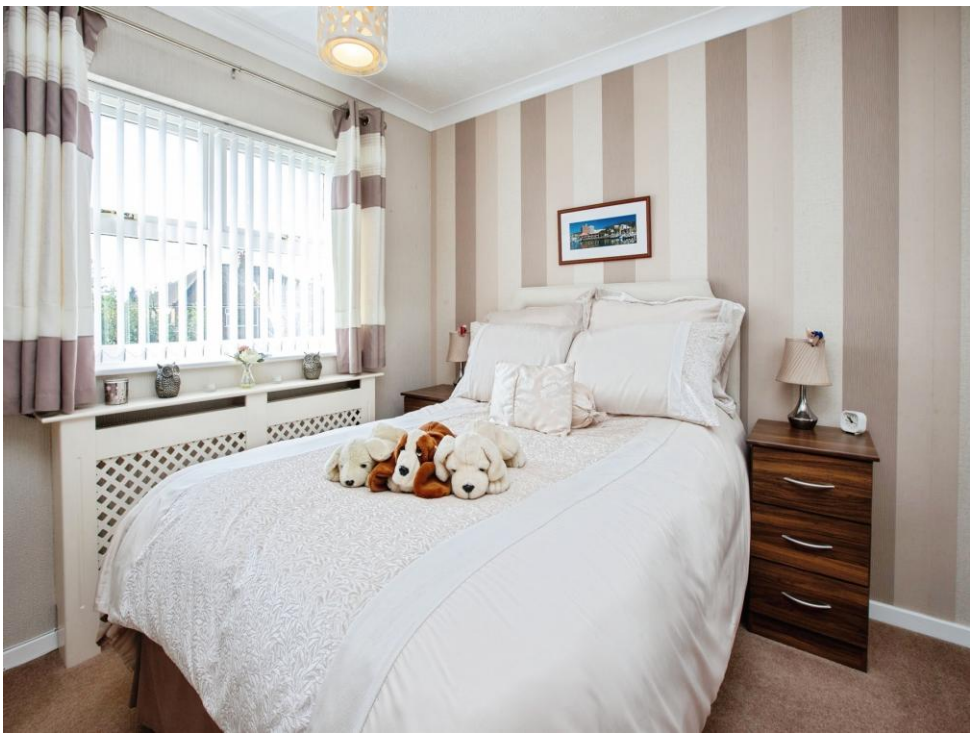
To the front of the property is a well-maintained lawn garden with established planted borders and a mature tree. A driveway provides off-road parking and leads to the integral garage, whilst a pathway gives access to the front entrance.

The enclosed rear garden has been beautifully maintained and features a generous lawn complemented by well-stocked flower and shrub borders. A paved patio provides an ideal space for outdoor dining and entertaining, while a raised decking area offers additional seating. The garden also benefits from mature trees, established planting and a timber garden shed, creating an attractive and private outdoor space.

Agency Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









Ground Floor

First Floor

Total floor area 102.6 m² (1,105 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

T 01623 627727
E Mansfield@burchelledwards.co.uk

12 Albert Street
 MANSFIELD NG18 1EB

EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

check out more properties at burchelledwards.co.uk



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

See all our properties at www.burchelledwards.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: MFD209984 - 0002