



Offers In The Region Of £310,000 Freehold

THE QUADRANGLE WOODHOUSE ROAD | MANSFIELD | NG18 2AB

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ESTATE AGENTS

A HOME THAT STANDS OUT FROM THE CROWD!...Situated on the sought-after Woodhouse Road in Mansfield, this delightful, three bedrooomed terraced house set within a Grade II listed building, combines practicality with a warm, inviting atmosphere. Ideally located for families and professionals alike, it benefits from excellent access to local shops, schools, parks, and public transport links, ensuring that everything you need is close at hand. The stunning home, boasts incredible features and is set within this delightful gated complex.

Upon entering, you are welcomed by a spacious hallway, which not only provides a sense of openness but also offers useful storage space for coats and shoes. The ground floor features a well-appointed kitchen, complete with ample work surfaces and storage units, creating the perfect environment for home cooking and entertaining. Adjacent to the kitchen, the generous living room provides a bright, airy space for relaxation, family time, or social gatherings, with plenty of room for furniture and personal touches. A convenient WC on this level adds practicality for both residents and guests.

Ascending to the first floor, the landing leads to a sizable walk-in cupboard, ideal for storing linens, household items, or seasonal belongings. This level comprises three comfortable bedrooms, all of which are well-proportioned and filled with natural light. The main bedroom benefits from a private en-suite bathroom, offering a peaceful retreat, while the family bathroom serves the remaining rooms with modern fittings and a relaxing atmosphere.

Externally, the property offers off-street parking to the front, providing easy and secure parking for homeowners and visitors. While the private garden space is modest and requires minimal maintenance, residents also benefit from access to a large communal garden, ideal for relaxing or socialising outdoors. This practical outdoor setup is perfectly suited to busy lifestyles.

Viewing is essential!





#### Hall

Spacious hallway with laminate flooring, leading to the living room and kitchen, offering ample space for storage or decorative furniture. The hallway also benefits from a useful built-in storage cupboard and provides access to the stairs.

#### Kitchen 16'3" 19'7"

Modern kitchen featuring Quartz worktops, contemporary cabinetry and a range of high-quality integrated NEFF appliances, including a double oven and inset sink. The space is further enhanced by a centre island, ample room for dining furniture, unique style radiators, spotlights, and windows to the side elevation.

#### Living Room 16'3" x 14'9"

Spacious living room featuring soft

carpeted flooring, two central heating radiators, two front facing and two side facing windows that fill the room with natural daylight. The layout provides ample space for both seating and entertainment, creating a welcoming environment.

#### WC 3'3" 6'6"

Low flush WC with hand wash basin.

#### Landing

Feature-tiled landing with space for furniture, creating a separation between the stairs, and benefiting from a newly fitted boiler.

#### Bedroom One 16'3" x 10'3"

Spacious master bedroom with carpeted flooring, a central heating radiator, built-in



wardrobe, two windows, and access to its own en suite.

#### En Suite 6'6" 5'0"

En Suite with low flush WC, hand wash basin and shower.

#### Bedroom Two 12'4" x 9'0"

Spacious bedroom with carpeted flooring, a central heating radiator, and a side-facing window.

#### Bedroom Three 12'4" x 7'2"

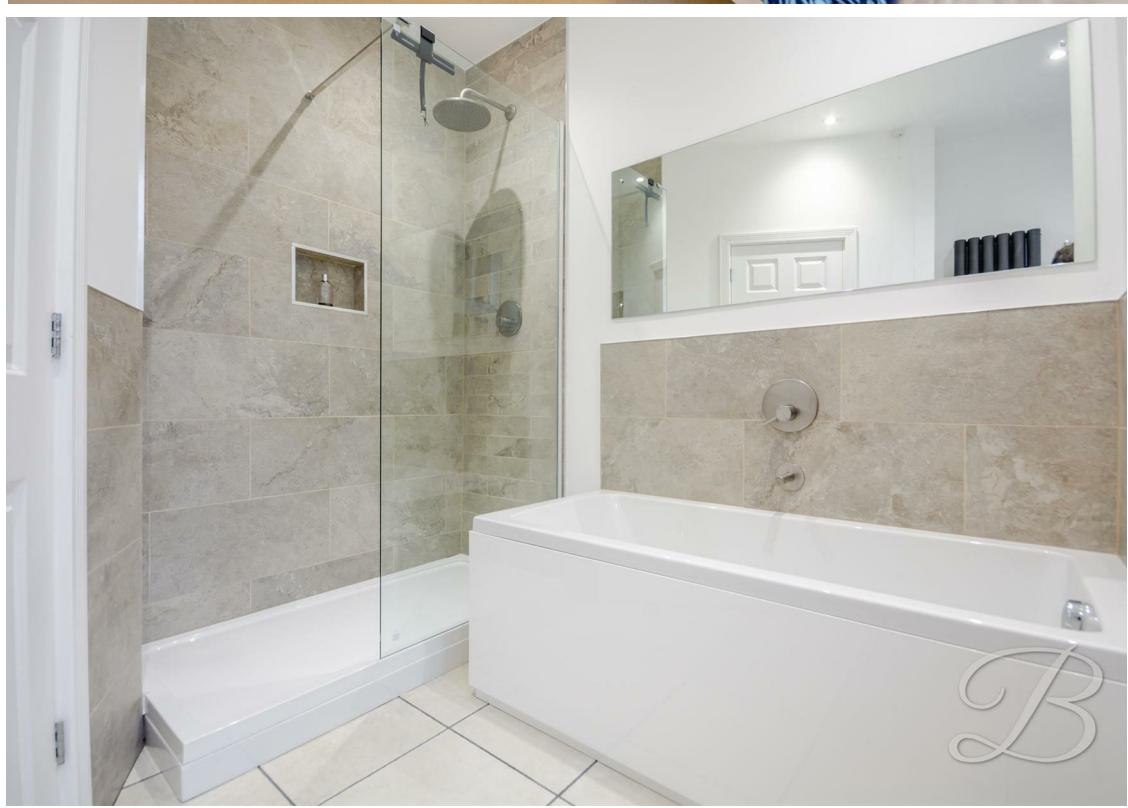
Spacious bedroom with carpeted flooring, a central heating radiator, and a side-facing window.

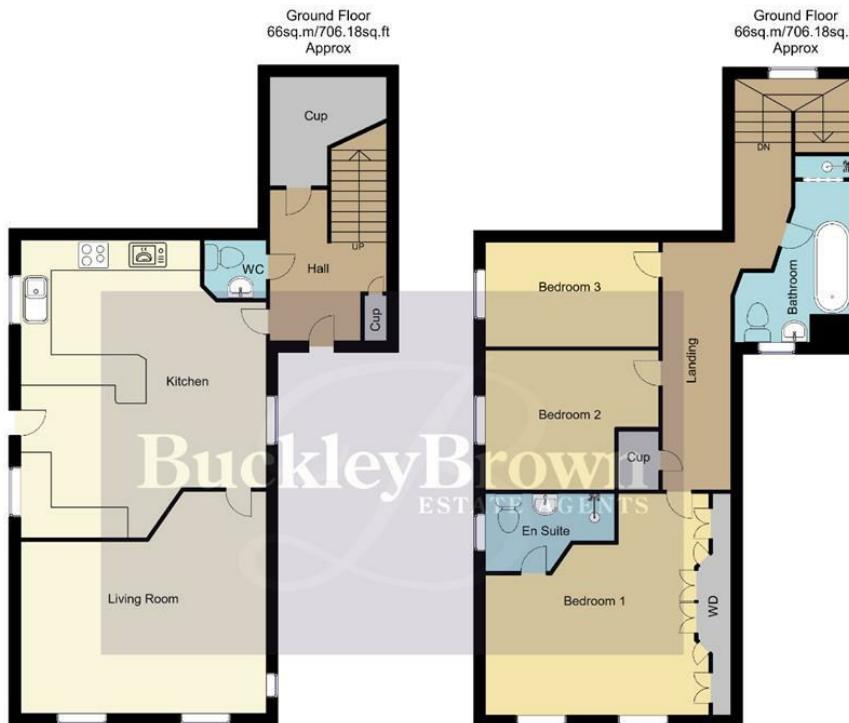
#### Bathroom 8'0" x 10'5"

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

#### Outside

Provides off Road parking and a large communal garden.





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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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) 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		

APARTMENT 8  
THE QUADRANGLE  
WOODHOUSE ROAD  
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