



Offers In The Region Of £185,000 Freehold

12 ELY CLOSE | MANSFIELD WOODHOUSE | MANSFIELD | NG19 8JT

**BuckleyBrown**  
ESTATE AGENTS

**YOUR NEXT MOVE.** Nestled in the charming area of Ely Close, Mansfield Woodhouse, this delightful semi-detached house offers a wonderful opportunity for those seeking a new home. The location is ideal, providing a peaceful residential setting while being conveniently close to local amenities, schools, and transport links. This property is perfect for families or individuals looking to settle in a friendly community.

Upon entering the ground floor, you will find a spacious and inviting living area that is bathed in natural light, creating a warm and welcoming atmosphere. The layout is practical, allowing for comfortable living and entertaining. The open plan kitchen/dining room offers a well-appointed space for culinary creations, making it a delightful hub for family gatherings.

Moving upstairs, the property boasts three generously sized bedrooms, each offering a blank canvas for personalisation. These rooms are perfect for creating cosy retreats, whether for restful nights or productive workspaces. The layout provides flexibility, allowing for various configurations to suit your lifestyle needs. Just off the landing is a neutral three piece suite to complete this floor.

Outside, the property features a manageable garden space, ideal for enjoying the fresh air or hosting summer barbecues. The semi-detached design allows for a sense of privacy while still being part of a vibrant neighbourhood. This outdoor area presents an excellent opportunity for gardening enthusiasts or those simply wishing to relax in their own outdoor sanctuary. Overall, this property is move in ready whether you wish to personalise to your style or move straight in.

Call now to make your own.





### Living Room 14'7" x 13'0"

Spacious reception room with laminate flooring, central heating radiator, feature fireplace and a window to the front elevation. Sliding doors giving access through to the kitchen/diner.

### Kitchen 6'4" x 11'3"

Complete with a range of matching wall and base cabinets, inset sink with drainer, integrated appliances and a window to the rear elevation. External door fitted to the side elevation.

### Dining Room 10'6" x 9'0"

Open plan reception area to the kitchen offering ample room for your desired furnishings with a window to the rear elevation.



### Landing

Window to the side and leading access into;

### Bedroom One 10'1" x 12'6"

Carpeted flooring, central heating radiator, built in wardrobes and a window to the front elevation.

### Bedroom Two 10'1" x 9'7"

Carpeted flooring, central heating radiator and a window to the rear elevation.

### Bedroom Three 6'5" x 8'7"

Carpeted flooring, central heating radiator and a window to the front elevation.

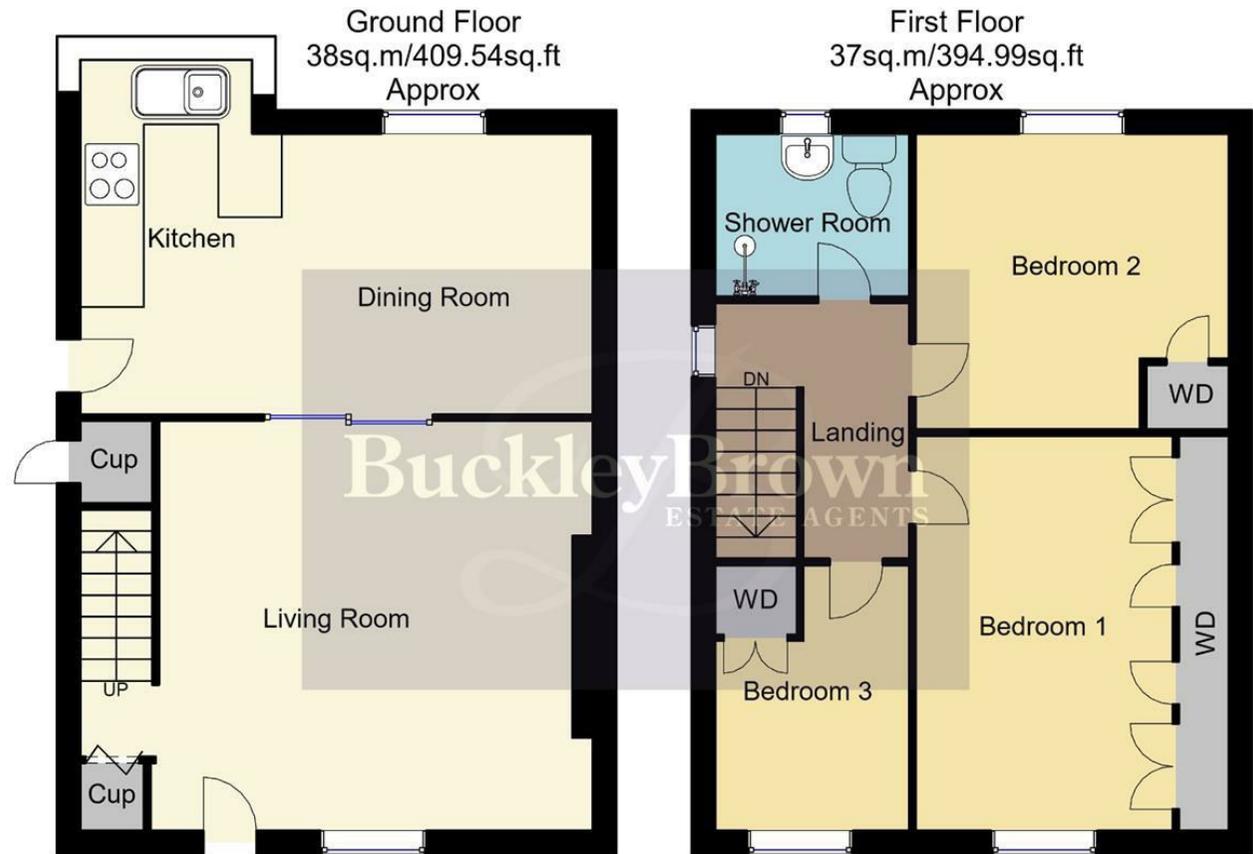
### Shower Room 6'5" x 5'5"

Three piece suite comprising of a hand wash basin, low flush WC and a shower. Window to the rear elevation.

### Outside

Well kept frontage with a private driveway and car port. Expansive garden to the rear which is mainly laid to lawn, both decked and patio seating areas along with fence surround.





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>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		73	80
England & Wales		EU Directive 2002/91/EC	

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