



High Hazel Drive  
Mansfield Woodhouse MANSFIELD

burchell  
edwards

# High Hazel Drive Mansfield Woodhouse MANSFIELD NG19 7GF

for sale offers over  
**£190,000**



## Property Description

Situated in a desirable pocket of Mansfield Woodhouse, this spacious three-bedroom mid-terrace townhouse spans three smartly designed floors. Ideal for modern living, the ground floor features a private bedroom with en-suite, a flexible reception room, and a useful utility area—perfect for guests, home-working or multi-generational living.

The first floor hosts a contemporary kitchen and a light-filled lounge, providing a welcoming space for everyday living and entertaining. Upstairs, two further double bedrooms each benefit from their own en-suite, offering comfort, privacy, and convenience for every household member.

This modern family home is the perfect buy, get in touch today to ensure you don't miss out!

Externally, enjoy a low-maintenance rear garden with lawn and patio, alongside a garage and off-road parking. With three en-suites, generous accommodation, and a quiet, well-connected location, this property is ideal for growing families or professional sharers alike.



## Ground Floor

### Entrance Hall

Entry via UPVC door, wall mounted radiator, finished with tiled flooring.

### Bedroom Three

8' 6" x 11' 4" ( 2.59m x 3.45m )

Bedroom three includes double-glazed window to front, wall mounted radiator, and laminate floor to finish.

### En-Suite Three

En-suite situated off the third bedroom on the ground floor, includes bath, wash-hand basin and toilet, tiled splashback, wall mounted radiator, and vinyl flooring to finish.

### Reception Room

10' x 7' ( 3.05m x 2.13m )

Reception room comprises of double-glazed French doors to the rear, understairs storage with tiled flooring to finish

### Utility Room

.5' 7" x 6' 10" ( 1.70m x 2.08m )

Utility room located to the rear of the property comprises of double-glazed window to rear, matching wall and base mounted units, stainless steel sink and drainer, wall mounted radiator, tiled splashback, with tiled floor to finish.

## First Floor

### First Floor Landing

First floor landing with storage and carpet flooring to finish.

### Lounge

11' 8" x 13' ( 3.56m x 3.96m )

The lounge comprises of two double-glazed windows to front, wall mounted radiator, and carpeted flooring to finish.

## Kitchen

13' x 6' 9" ( 3.96m x 2.06m )

The kitchen includes matching wall and base mounted units, inset UPVC sink and drainer, two double-glazed window to rear, wall mounted radiator, dishwasher, integrated fridge-freezer, electric hob, cooker hood, integrated electric oven and grill, breakfast bar, and tiled floor to finish.

## Second Floor

### Second Floor Landing

First floor landing with wall mounted radiator, access to loft and carpet flooring to finish.

### Bedroom One

9' 7" x 13' ( 2.92m x 3.96m )

Bedroom one comprising of two double-glazed windows to front, wall mounted radiator, with carpeted floor to finish.

### En-Suite One

En-suite situated off the master bedroom includes walk-in shower, wash-hand basin and toilet, full height tiling, shaving points, and vinyl flooring to finish.

### Bedroom Two

10' 6" x 9' 1" ( 3.20m x 2.77m )

Bedroom two includes double-glazed window to rear, wall mounted radiator, and carpeted floor to finish.

### En-Suite Two

En-suite situated off bedroom two includes walk-in shower, wash-hand basin and toilet, tiled splashback, wall mounted radiator, and vinyl flooring to finish.

## Externals

To the rear of the property the garden is mainly laid to lawn and includes a small slabbed patio area, fenced boundary and secure lockable gate. To the back of the property you will also find a separate garage with parking.

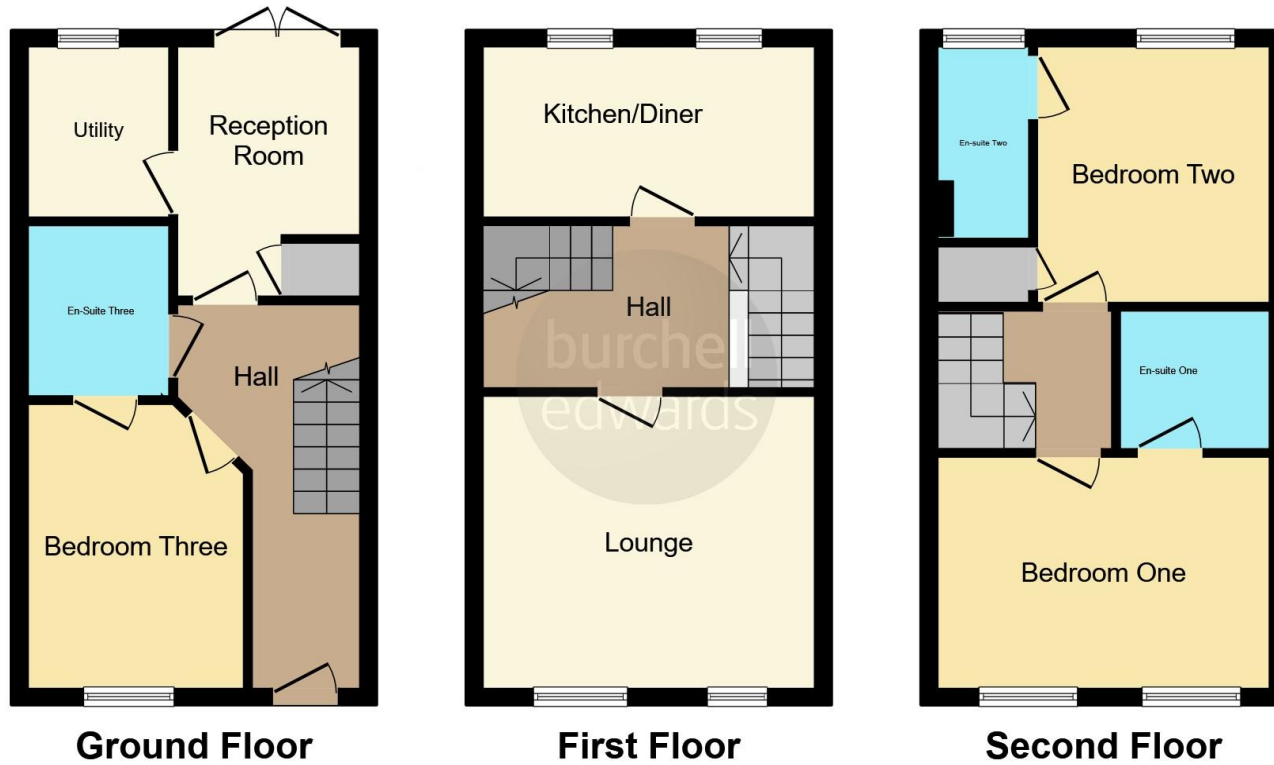
## Garage

Detached garage with up and over door with storage.









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.focalagent.com](http://www.focalagent.com)

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EPC Rating: D Council Tax  
 Band: C

Tenure: Freehold

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