



£142,500 Freehold

4 WARSOP ROAD | MANSFIELD WOODHOUSE | MANSFIELD | NG19 9LF

**BuckleyBrown**  
ESTATE AGENTS

**MOVE STRAIGHT IN!..** Located on Warsop Road in the charming area of Mansfield Woodhouse, this delightful property offers a perfect blend of modern living and convenient location. The property is situated in a peaceful neighbourhood, providing easy access to local amenities, schools, and transport links, making it an ideal choice for families and professionals alike.

Upon entering the ground floor, you will be greeted by a bright and airy living space that has been recently renovated to a high standard. The open-plan layout creates a welcoming atmosphere, perfect for both relaxation and entertaining. The contemporary kitchen is equipped with essential appliances and ample storage, ensuring that it meets all your culinary needs. Additionally, the ground floor features a wc, adding to the practicality of the home.

Moving upstairs, you will find three generously sized bedrooms, each offering a comfortable retreat. The rooms are filled with natural light, creating a warm and inviting ambiance. The master bedroom boasts ample space for storage, while the other two bedrooms are perfect for guests or as a home office. The upstairs layout is thoughtfully designed to maximise space and comfort.

Outside, the property benefits from a low-maintenance garden, providing a lovely outdoor space for relaxation or entertaining. This recently renovated home is empty and ready for you to move in, offering a wonderful opportunity to enjoy modern living in a desirable location.

Call now to book a viewing & make this your home!





### Hallway

With leading access into;

### Kitchen 6'6" x 9'0"

Complete with a range of matching wall and base cabinets, inset sink with drainer, integrated appliances and dual aspect windows to the side and rear.

### Living Room

Reception room with laminate flooring, central heating radiator and a window to the front elevation.

### Dining Room 11'10" x 14'1"

Laminate flooring, central heating radiator, feature fireplace and a window to the rear elevation.

### WC 3'3" x 3'3"

Fitted with a low flush wC and a window to the side elevation.

### Landing

Window to the side and leading access into;

### Bedroom One 11'10" x 12'5"

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

### Bedroom Two 11'10" x 14'2"

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

### Bedroom Three 7'9" x 7'7"

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

### Bathroom 7'9" x 9'0"

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



### Sheds

Two external outbuildings offering ample storage space.

### Outside

Low maintenance garden to the rear which is mainly laid to lawn with patio seating and 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>                          |           | <b>85</b>                  |
| (81-91) <b>B</b>                            |           |                            |
| (69-80) <b>C</b>                            |           |                            |
| (55-68) <b>D</b>                            |           |                            |
| (39-54) <b>E</b>                            | <b>62</b> |                            |
| (21-38) <b>F</b>                            |           |                            |
| (1-20) <b>G</b>                             |           |                            |
| Not energy efficient - higher running costs |           |                            |
| England & Wales                             |           | EU Directive<br>2002/91/EC |

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