



4 Brookside Avenue, Mansfield Woodhouse

£200,000 Freehold

Charming three-bed semi with exposed beams, fireplace, modern kitchen, solar panels, off-road parking, and large garden with decking. Bright, airy rooms. Early viewing recommended.

Council Tax band: B | Tenure: Freehold | EPC: B

This charming three-bedroom, semi-detached home beautifully blends character with modern comfort. The inviting reception room is a true highlight, boasting exposed wooden beams, a cosy fireplace, and elegant wooden flooring. Large windows throughout the property flood each space with natural light, creating a bright and airy ambience. The well-appointed kitchen features a classic butler sink, solid wood countertops, the dining area currently used as a Home Office gives direct access to the garden for seamless indoor-outdoor living. Upstairs, the bedrooms offer soft, neutral décor, and plush carpeting, providing restful retreats for the whole family. The contemporary bathroom is finished with marble-effect walls, an integrated vanity unit, and a large, well-lit mirror, ensuring a luxurious start and end to each day.

Additional features elevate everyday living, including ample built-in storage, a practical utility area, and an energy-efficient touch with solar panels. The front of the property offers off-road parking, a well-maintained garden, and excellent kerb appeal. To the rear, the impressive garden boasts a covered seating area on wooden decking, a spacious lawn, privacy fencing, and a handy storage shed – perfect for entertaining, relaxing, or family activities. This home offers a welcoming lifestyle in a beautifully presented setting. Early viewing is highly recommended to fully appreciate all that this delightful property has to offer.





Lounge

16' 10" x 13' 4" (5.12m x 4.06m)

A characterful and welcoming reception room featuring exposed ceiling beams and a UPVC double-glazed window to the front aspect with fitted blind. A particular focal point is the chimney breast with fireplace housing a multi-fuel style burner, complemented by a timber lintel above. Further features include a central heating radiator and open-spindle balustrade staircase rising to the first floor. An archway provides an open connection through to the dining area.

Dining room / Study

9' 0" x 8' 11" (2.74m x 2.72m)

A well-proportioned dining space currently used as a Home Office.



Kitchen

8' 7" x 7' 6" (2.61m x 2.29m)

The kitchen enjoys views towards the rear garden and is fitted with a range of wall and base units complemented by butcher's-block style work surfaces. A porcelain sink with swan-neck mixer tap sits beneath a UPVC double-glazed window, with tiled splashbacks completing the work area. There is an inset space for a freestanding gas cooker, space for a 50/50 fridge freezer and plumbing/space beneath the counter for an automatic washing machine. A further UPVC double-glazed window is positioned to the side aspect, while an obscure-glazed door provides access to the storage/workshop area.

Store/Garage

Extending along the side of the property, the former garage is currently utilised as a substantial storage area





Bedroom 1

9' 11" x 9' 7" (3.02m x 2.92m)

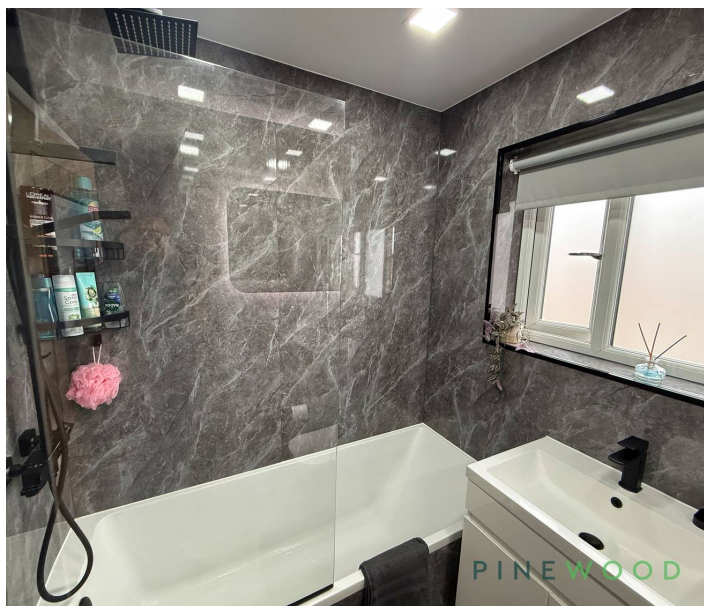
A spacious principal bedroom positioned to the front of the property, presented with neutral painted and plastered décor. A UPVC double-glazed window with fitted blind provides natural light, while the room offers ample space for freestanding wardrobes and additional bedroom furniture. Finished with fitted carpet and a central heating radiator.



Bedroom 2

12' 7" x 10' 2" (3.83m x 3.09m)

A comfortable double bedroom enjoying views over the rear garden through a UPVC double-glazed window. The room is neutrally decorated with plastered walls and benefits from fitted carpet and a central heating radiator.



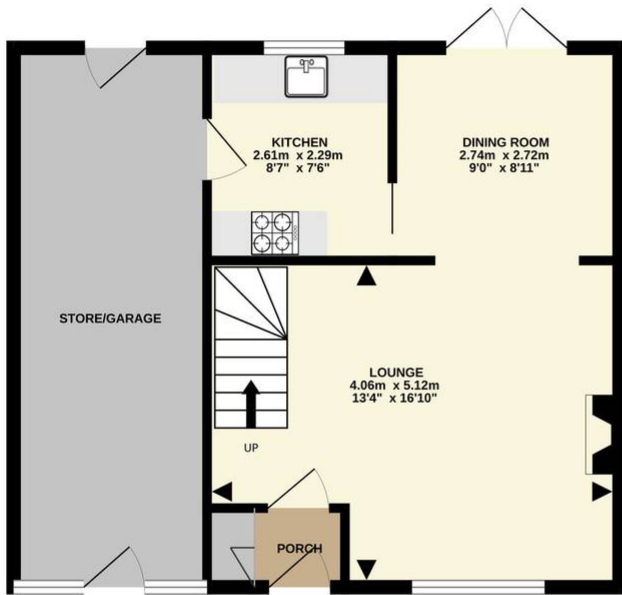
Bedroom 3

9' 1" x 6' 4" (2.76m x 1.93m)

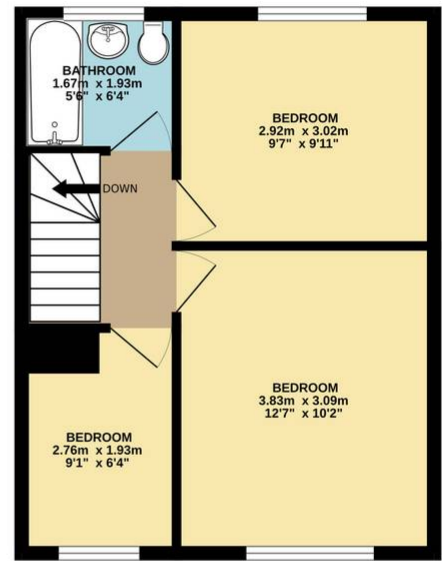
Situated to the rear, the third bedroom makes clever use of the available space and incorporates useful storage over the stair bulkhead. The room can accommodate a single bed and benefits from a UPVC double-glazed window with fitted blind, fitted carpet and central heating radiator.



GROUND FLOOR
50.2 sq.m. (541 sq.ft.) approx.



1ST FLOOR
33.9 sq.m. (365 sq.ft.) approx.



TOTAL FLOOR AREA : 84.2 sq.m. (906 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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