



£310,000 Freehold

15 HOYLAKE CLOSE | MANSFIELD WOODHOUSE | MANSFIELD | NG19 9EJ

**BuckleyBrown**  
ESTATE AGENTS



## A STANDOUT HOME IN A STANDOUT LOCATION...

Situated in the charming neighbourhood of Hoylake Close, Mansfield Woodhouse, this splendid five bedroom detached house, built in 1992, offers a perfect blend of comfort and style. The location is ideal for families, providing a peaceful environment while being conveniently close to local amenities and transport links. This property is a true gem, boasting ample space and a welcoming atmosphere.

As you step inside, you are greeted by a spacious ground floor designed for both relaxation and entertaining. The living room flows seamlessly into the dining room, creating an inviting setting for family gatherings and dinner parties. The well-appointed kitchen is a chef's delight, complete with modern appliances and ample storage. Adjacent to the kitchen, the utility room adds practicality to everyday life, while a convenient WC is also located on this level. An additional sitting room, currently used as a bedroom, offers flexibility for guests or can serve as a quiet retreat for reading and relaxation. The ground floor also features a charming conservatory.

Venturing to the first floor, you will discover four to five generously sized bedrooms, each equipped with built-in wardrobes, ensuring ample storage for all your belongings. The master bedroom features an en suite bathroom, providing a private sanctuary for unwinding after a long day. Additionally, a well-appointed main bathroom serves the other bedrooms, making morning routines a breeze for the whole family.

Outside, the property boasts a well-maintained garden, perfect for enjoying sunny afternoons or hosting barbecues with friends. With its spacious layout and prime location, this property is an excellent opportunity for those seeking a family home in Mansfield Woodhouse.

Call our team today to arrange your viewing!







#### Hall

Hallway with access to the;

#### Living Room 12'3" x 14'3"

Laminate flooring with central heating radiator, and bay window to the front elevation. archway entrance to the dining room.

#### Dining Room 7'10" x 11'6"

Laminate flooring with central heating radiator and doors with access to the conservatory.

#### Conservatory 13'6" x 9'8"

Tiled flooring with surrounding windows and patio doors to the rear garden.

#### Kitchen 16'1" x 11'6"

Tiled flooring with matching cabinet's and

ample worktop space above, integrated oven with gas hob, inset sink and window to the rear elevation.

#### Utility 7'5" x 4'3"

Utility area providing ample space for extra storage.

#### Reception Room 7'6" x 12'8"

Laminate flooring with central heating radiator and window to the front elevation. Currently used as bedroom but could be used as an extra sitting room.

#### WC

Low flush WC and hand wash basin.

#### Landing

Landing to the first floor rooms.

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

Carpeted flooring with central heating radiators built in wardrobe and window to the front elevation. Access to its own en suite.

#### En Suite 7'1" x 4'3"

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

#### Bedroom Two 7'9" x 12'0"

Carpeted flooring with central heating radiator, built in wardrobe and window to the front elevation.

#### Bedroom Three 8'8" x 9'4"

Carpeted flooring with central heating radiator, built in wardrobe and window to the rear elevation.

#### Bedroom Four

Carpeted flooring with central heating radiator, built in wardrobe and window to the rear elevation.

#### Office space - bedroom 5'5'9" x 8'9"

Carpeted flooring with central heating radiator, built in wardrobe and window to the front elevation.

#### Bathroom 6'7" x 6'1"

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

#### Outside

Large driveway to the front elevation with space for multiple cars. To the rear is a spacious slabbed patio area and a large garage/outbuilding with the added bonus of a feature pond.







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		
England & Wales		
EU Directive 2002/91/EC		

81

70



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