



£245,000 Freehold

14 PICCADILLY CLOSE | MANSFIELD WOODHOUSE | MANSFIELD | NG19 8RX

BuckleyBrown
ESTATE AGENTS

DESIGNED FOR MODERN FAMILY LIFE. Positioned within the popular residential setting of Piccadilly Close, Mansfield Woodhouse, this impressive three-storey semi-detached home offers spacious, flexible accommodation ideally suited to modern family living. Conveniently located close to local amenities, schools, and green spaces, the property provides an excellent balance of comfort, practicality, and accessibility.

The ground floor opens into a welcoming entrance hallway leading to a stylish open-plan kitchen, living, and dining area offering a superb social space filled with natural light and ideal for both everyday living and entertaining. French doors open directly onto the rear garden, seamlessly extending the living space outdoors. Also located on this level is a useful ground-floor bedroom and a convenient WC, adding versatility to the layout.

The first floor offers two well-proportioned bedrooms, including the principal bedroom which benefits from its own en-suite shower room. Both rooms provide comfortable, private retreats and are finished in a neutral style throughout.

The second floor continues to impress with two further bedrooms, along with a modern family bathroom fitted with a contemporary three-piece suite, completing the accommodation.

Externally, the property enjoys a well-maintained rear garden, perfect for relaxing or outdoor entertaining. A driveway and garage provide off-street parking and additional storage. Offering generous living space arranged over three floors and set within a sought-after location, this modern home presents a fantastic opportunity for families and buyers seeking flexible accommodation.

Call now to book a viewing!





Hall
Fitted cupboard and access into;

Kitchen/Dining Room 12'11" x 20'0"
Complete with a range of matching all and base cabinets, inset sink and drainer, integrated appliances along with further space and plumbing for a washing machine and tumble dryer. Open access through to the dining/living area, which is further complemented by french doors opening into the rear garden.

WC 3'1" x 5'5"
Fitted with a low flush WC and a hand wash basin.

Bedroom Five 6'0" x 9'3"
Laminate flooring, central heating radiator and a window to the front elevation.

Landing
With leading access into;

Bedroom One 12'11" x 10'0"
Carpeted flooring, central heating radiator and windows to the rear elevation.

En Suite 5'3" x 7'2"
Three piece suite including a hand wash basin, low flush WC and a shower. Window to the side elevation.

Bedroom Two 12'10" x 11'5"
Carpeted flooring, central heating radiator and windows to the front elevation.

Landing
With access into;

Bedroom Three 12'10" x 11'5"
Carpeted flooring, central heating radiator and a velux window.

Bedroom Four 12'10" x 7'4"
Carpeted flooring, central heating radiator, a window to the front along with a velux window.

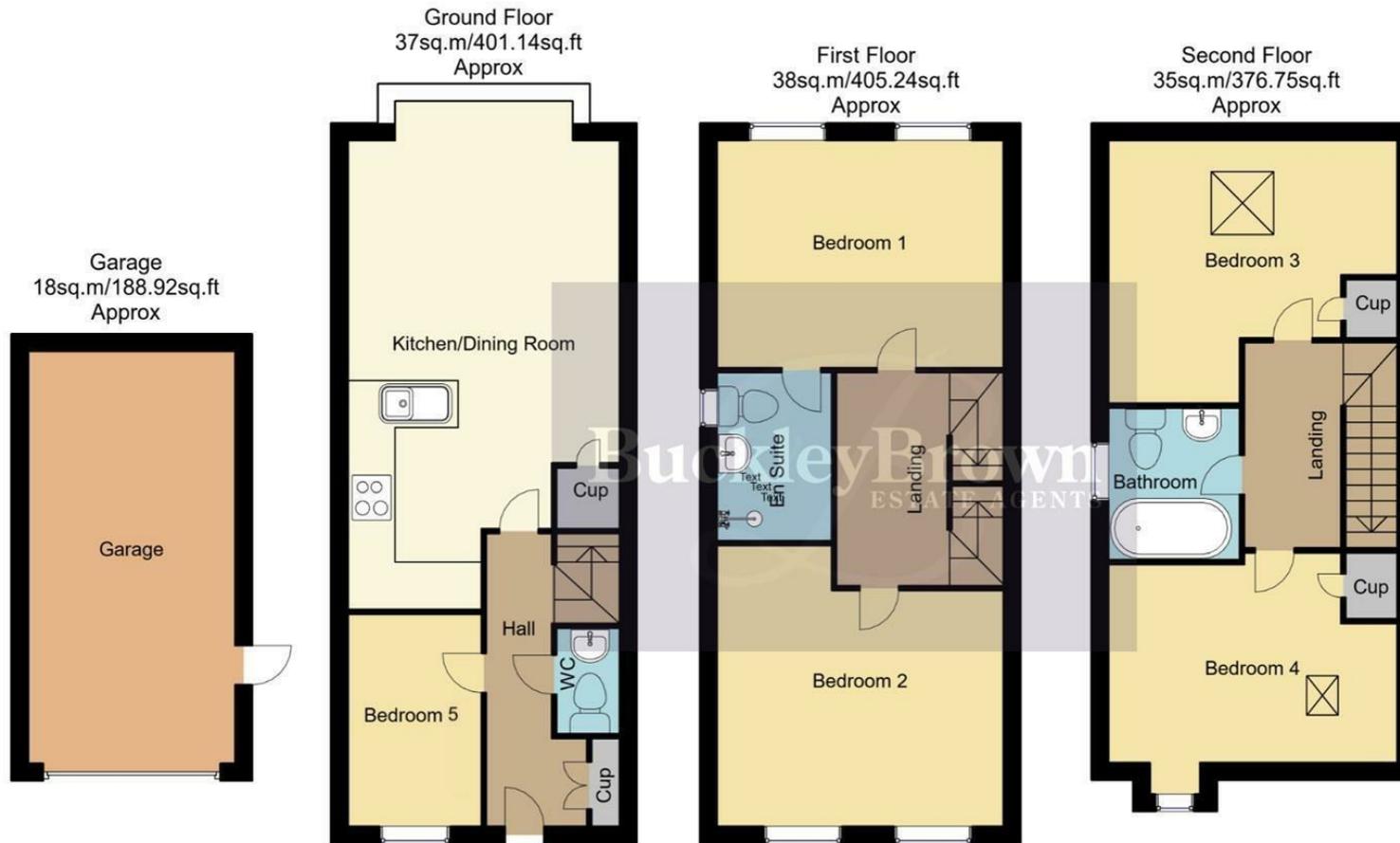
Bathroom 5'11" x 6'6"
Three piece suite comprising of a hand wash basin, low flush WC and a bath. Window to the side elevation.

Garage 9'4" x 17'10"
Single garage located to the side of the property accessed via an electric door to the front. External door to the side elevation.

Outside
Low maintenance frontage with decorative hedges, a path leading up to the front door, private driveway and a single garage. The

rear garden boasts a generous lawn, decked seating area 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. Specially 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) A			84 94
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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