



Offers In The Region Of £210,000 Freehold

17 CAVENDISH STREET | MANSFIELD WOODHOUSE | MANSFIELD | NG19 8DB

**BuckleyBrown**  
ESTATE AGENTS

IMMACULATE FAMILY HOME. Positioned on the ever-popular Cavendish Street in Mansfield Woodhouse, this beautifully presented semi-detached home perfectly combines modern style with practical family living. Ideally located within easy reach of local amenities, well-regarded schools, train station and green spaces, it offers the perfect setting for families and professionals alike.

Upon entering, you are welcomed by a spacious and stylish reception room, providing a comfortable yet elegant space to relax or entertain guests. The well-appointed kitchen/dining room creates the sociable hub of the home—ideal for everyday family life and hosting alike with modern everyday appliances. Both the kitchen/dining room and the living room are complemented by french doors opening onto the rear garden. Finally, the ground floor hosts a handy wc for added convenience.

Upstairs, the property boasts three generously proportioned bedrooms, all flooded with natural light and offering flexible space to suit a variety of needs. The master bedroom benefits from the luxury of having its own en suite. Each room has been thoughtfully designed to create a calm and inviting atmosphere, perfect for unwinding at the end of the day. Just off the landing is a neutral three piece bathroom.

Externally, the home continues to impress with a well-maintained lawn and patio seating area, offering a fantastic space for outdoor dining, children's play, or simply enjoying the warmer months. Not to mention the property also offers a private driveway and garage for secure off road parking all year round. Finished to a high standard throughout, this contemporary home is truly move-in ready and presents an excellent opportunity to step straight into comfortable, modern living.

Early viewing is highly recommended to fully appreciate all that this superb home has to offer.





#### Entrance Hallway

Spacious entrance hallway with laminate flooring, central heating radiator, storage cupboard under the stairs and leading access into;

#### Living Room 10'2" x 15'4"

Laminate flooring, central heating radiator, feature fireplace, window to the front along with french doors opening onto the rear garden.

#### Kitchen/Dining Room 9'3" x 15'3"

The kitchen comes complete with a range of high end matching wall and base cabinets, inset sink with drainer, integrated appliances and decorative splashback tiles. Further space and plumbing for additional appliances. Ample space for your desired dining furnishings. Fitted with

a window to the front elevation while there are french doors opening into the rear garden.

#### WC 3'2" x 8'1"

Fitted with a low flush wc, hand wash basin and a window to the rear elevation.

#### Landing

Window to the front elevation and leading access into;

#### Bedroom One 10'4" x 11'8"

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

#### En Suite 7'3" x 3'5"

Three piece suite comprising of a hand wash basin, low flush wc, shower and a window to the rear elevation.

#### Bedroom Two 11'9" x 7'7"

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

#### Bedroom Three 11'9" x 7'5"

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

#### Bathroom 6'0" x 7'10"

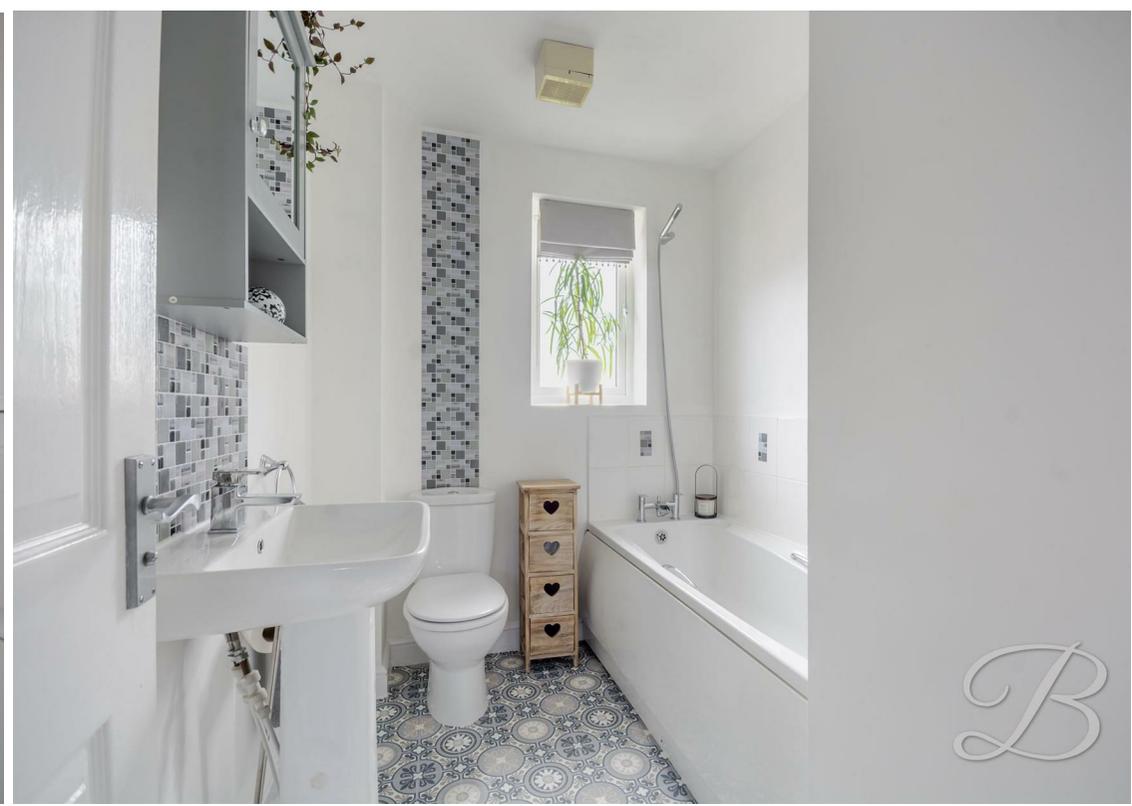
Three piece suite comprising of a hand wash basin, low flush wc and a bath with an overhead shower. Window to the rear elevation.

#### Garage 8'2" x 17'0"

Accessible from the front elevation with an external door to the rear side elevation.

#### Outside

Low maintenance frontage with a well kept lawn, pathway leading up to the front door along with a private driveway and garage accessible from the side elevation. The rear garden hosts an enclosed space which is mainly laid to lawn along with an expansive patio 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. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	82
(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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