

Offers Over £180,000 Freehold

9 RUDDINGTON PLACE I I MANSFIELD I NG18 4TS

BuckleyBrown ESTATE AGENTS

GUIDE PRICE £180,000-£190,000

STEP INTO YOUR FUTURE HOME!...

Situated in a popular residential area of Mansfield, this semi-detached home offers spacious and versatile accommodation, ideal for families and a range of buyers alike. The property benefits from convenient access to a variety of local amenities, well-regarded schools, and excellent transport links, making it perfectly positioned for everyday living.

Internally, the home features a bright and spacious living room extending the full length of the property, benefitting from dual aspect windows that create a light and airy feel. The kitchen/diner provides a practical and sociable space, with ample room for dining and direct access to the rear garden.

Upstairs, there are three well-proportioned bedrooms, including two generous doubles and a comfortable third bedroom, all served by a well-appointed family bathroom. A convenient ground floor WC adds to the functionality of the home.

Externally, the property offers off-street parking via a driveway to the front, while to the rear there is a fully enclosed garden, mainly laid to lawn with a patio seating area, ideal for relaxing.

Combining generous living space with a convenient location, this property represents an excellent opportunity for those seeking a well-connected family home in Mansfield.

Call the office now to arrange your viewing!









Entrance Hall
Allowing access to;

Living Room 9'4" x 15'0"
A spacious living room extending the full length of the property, offering a bright and versatile living space. The room is finished with laminate flooring and benefits from dual aspect windows to the front and rear elevations, allowing plenty of natural light throughout. A central heating radiator completes the space.

Kitchen/Diner 8'10" x 15'0"
Fitted with a range of wall and base units complemented by work surfaces over, incorporating an inset sink and drainer. There is space for freestanding appliances, including an oven and fridge/freezer. The room is finished with laminate flooring and features a window to the front elevation, a central heating radiator, and a door providing easy access to the rear garden. There is also ample space to accommodate a dining table, making it ideal for family meals and entertaining.

WC 4'11" x 6'0"
Comprising a low-level WC and pedestal wash hand basin, this convenient ground floor cloakroom also features laminate flooring, a central heating radiator, and a window to the rear elevation.

Landing
Allowing access to;

Bedroom One 10'2" x 15'0"
A generously sized bedroom featuring carpeted flooring, fitted wardrobes, a central heating radiator, and a window to the front elevation.

Bedroom Two 9'4" x 15'0"
A spacious double bedroom benefiting from carpeted flooring, a central heating radiator, and dual aspect windows that allow an abundance of natural light to fill the room.

Bedroom Three 10'7" x 6'6"
A well-proportioned bedroom with carpeted flooring, a central heating radiator, and a window to the front elevation.

Bathroom 8'1" x 5'8"
A well-appointed bathroom fitted with a three-piece suite, comprising a bath with shower over and fully tiled surround, a pedestal wash hand basin, and a low-level WC. The room is completed with a window to the rear elevation and a central heating radiator.

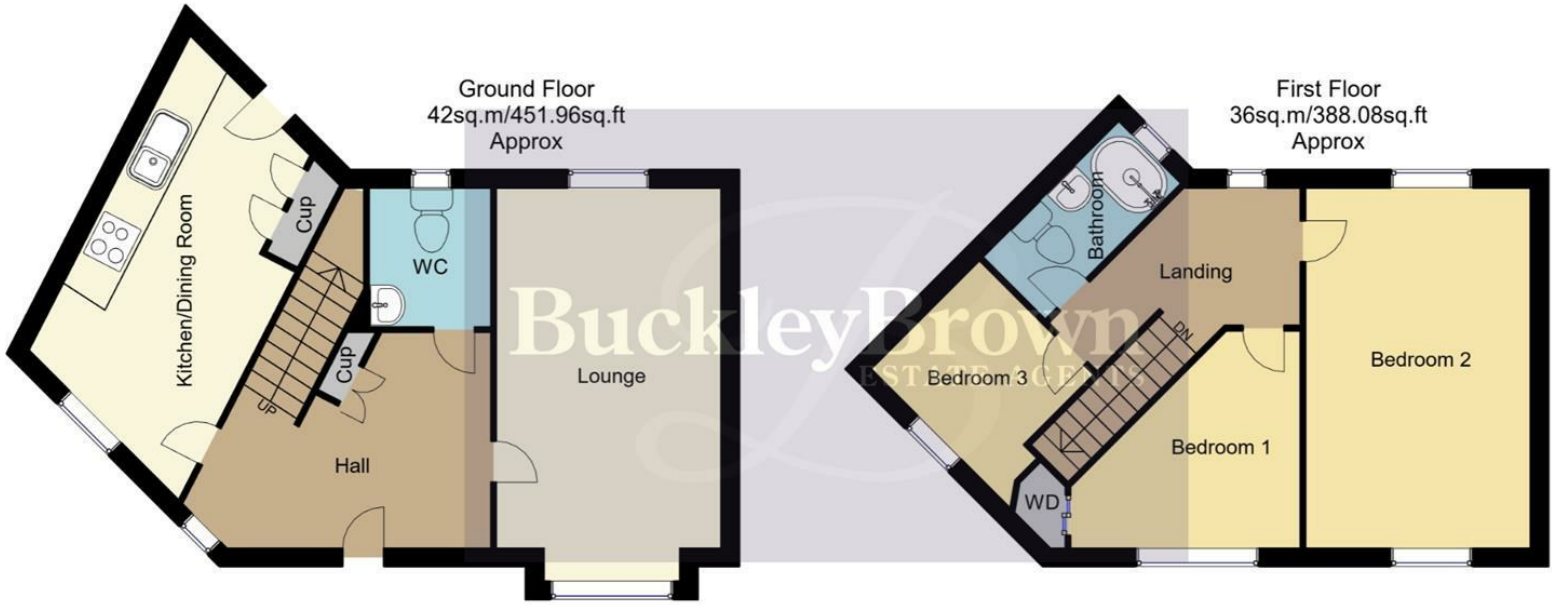
Outside
To the front of the property, there is convenient off-street parking via a driveway. To the rear, you will find a fully enclosed garden, mainly laid to lawn, with a paved pathway and seating area—ideal for outdoor relaxation and entertaining.



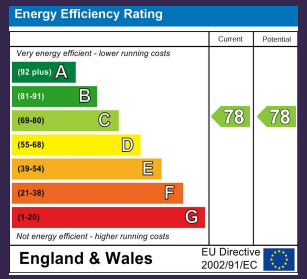








Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. 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.



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