



Bryony Way
Mansfield Woodhouse MANSFIELD

burchell
edwards

Bryony Way Mansfield Woodhouse MANSFIELD NG19 9AN

for sale offers in the region of
£440,000



Property Description

Situated in the highly sought-after area of Mansfield Woodhouse, this impressive six-bedroom detached family home on Bryony Way offers spacious and versatile accommodation arranged over three floors, ideal for modern family living.

Beautifully presented throughout and benefiting from chrome sockets, oak flooring and air conditioning, the property briefly comprises a welcoming entrance hall, a spacious lounge with bay window and log burner, dining room with bi-folding doors, and a stunning open-plan kitchen/diner. The kitchen is fitted with a range of matching units, integrated appliances, a central island with butcher's block worktops, underfloor heating, built-in speakers and multiple bi-folding doors opening onto the garden.

The first-floor hosts four well-proportioned bedrooms, including the principal bedroom with fitted wardrobes, air conditioning and en-suite facilities, together with a family bathroom. The second floor provides further flexible accommodation, currently comprising a cinema room which could be utilised as a fifth bedroom, a sixth bedroom and a separate WC.

Externally, there is off-street parking for up to three vehicles, a double integral garage with electric door and a fully boarded loft space. The enclosed rear garden features decking areas, a pergola, lighting, power points, hot and cold-water taps, a shed and secure gated access, making it an excellent space for relaxing and entertaining.

Entrance Hall

Entered via a UPVC front door, the welcoming entrance hall features an oak floor, wall mounted radiator and useful understairs storage cupboard. Stairs rise to the first-floor accommodation.

Lounge

A spacious reception room featuring an oak floor, double glazed bay window to the front elevation, two wall mounted radiators and a charming log burner. Double doors open through to the dining room.

Dining Room

Having an oak floor and wall mounted radiator, the dining room enjoys bi-folding doors opening onto the rear garden, creating an ideal space for entertaining.

Kitchen / Diner

A superb open-plan kitchen and dining space fitted with a range of matching wall and base units with butcher's block worktops incorporating an island unit with inset sink. Integrated appliances include a dishwasher, electric oven and grill, electric hob and induction extractor fan. Additional features include a ceramic sink, oak flooring, underfloor heating with controls, built-in speakers, spotlights, smart meter, three electric Velux windows, double glazed rear window, UPVC side door and bi-folding doors to both the rear and side elevations.

Utility Room

Fitted with matching wall and base mounted units incorporating a stainless steel sink and drainer. Having plumbing for appliances, vinyl flooring and a wall mounted radiator.

Wc

Fitted with a ceramic low flush WC and wash hand basin set within a vanity unit. Finished with an oak floor and aqua board splashback.

First Floor Landing

With carpet flooring, double glazed window to the front elevation, wall mounted radiator, airing cupboard, spotlights and an attractive oak bannister with glass inset panels.

Bedroom One

A generous principal bedroom featuring carpet flooring, wall mounted radiator, double glazed bay window to the front elevation, fitted wardrobes and storage solutions together with an air conditioning system.

En-Suite

Comprising a bath with shower over, ceramic low flush WC and wash hand basin. Finished with aqua board splashbacks, laminate flooring, wall mounted towel radiator and double glazed opaque side window.

Bedroom Two

Having laminate flooring, wall mounted radiator, double glazed rear window and useful storage.

Bedroom Three

With carpet flooring, wall mounted radiator, double glazed bay window to the front elevation and built-in storage.

Bedroom Four

Having laminate flooring, wall mounted radiator and double glazed window to the rear elevation.

Bathroom

Fitted with a bath and shower over, ceramic low flush WC and wash hand basin. Complemented by laminate flooring, aqua board splashbacks, wall mounted towel radiator and a double glazed opaque rear window.

Second Floor Landing

Having carpet flooring, window and doors leading to the cinema room/bedroom five, bedroom six and WC.

Cinema Room / Bedroom Five

Currently utilised as a cinema room but offering excellent flexibility as a fifth bedroom. Featuring carpet flooring, two double glazed Velux windows, spotlights and two useful storage cupboards.

Bedroom Six

Having laminate flooring, wall mounted radiator, double glazed rear window and storage.

Wc

Fitted with a ceramic low flush WC and wash hand basin with tiled splashback and carpet flooring.

Garage

Double integral garage fitted with an electric up-and-over door, power, lighting and access to the loft space.

Garage Loft Space

A fully boarded loft area with shelving, electrics and ladder hatch access, providing excellent additional storage.

Exterior

The property benefits from off-street parking for up to three vehicles with access to the double integral garage and rear garden.

An enclosed rear garden featuring a decking area with pergola, additional raised decking area with lighting and double electric socket, fenced boundaries, shed, three external taps including hot water supply and two lockable side gates providing access to the front.

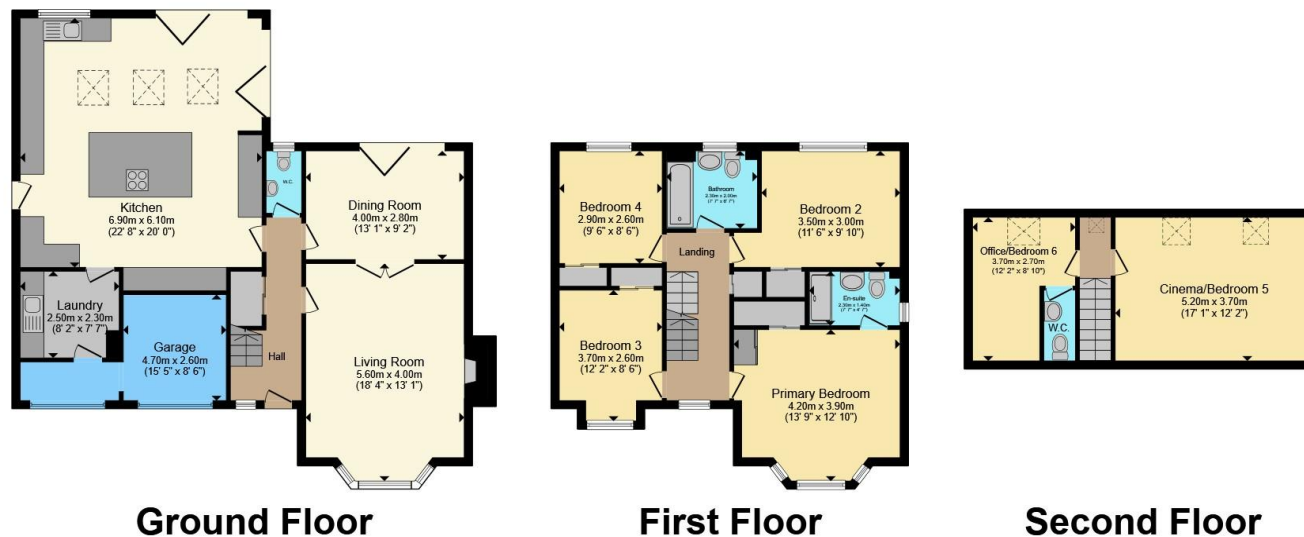
Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









Total floor area 195.6 m² (2,105 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Burchell Edwards on

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12 Albert Street
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EPC Rating: C Council Tax
 Band: E

Tenure: Freehold

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Property Ref: MFD209800 - 0001