



Offers Over £300,000 Freehold

11 TRAFALGAR WAY | MANSFIELD WOODHOUSE | MANSFIELD | NG19 8RJ

**BuckleyBrown**  
ESTATE AGENTS

## A WARM WELCOME AWAITS!

Nestled in the charming area of Trafalgar Way, Mansfield Woodhouse, this delightful detached house offers a perfect blend of comfort and modern living. The neighbourhood is known for its friendly community and convenient access to local amenities, making it an ideal location for families and professionals alike. With four spacious bedrooms and two well-appointed bathrooms, this property is designed to accommodate the needs of a growing household. Let's take a look inside...

As you step inside, you are greeted by a welcoming reception room that exudes warmth and character. This inviting space is perfect for entertaining guests or enjoying quiet evenings with family. The ground floor also features a fully equipped open plan kitchen/diner, creating an ideal setting for family meals and gatherings. The layout is thoughtfully designed to maximise space and light, complemented by patio doors opening onto the rear garden.

Venturing upstairs, you will find four generously sized bedrooms, each offering a peaceful retreat for rest and relaxation. The master bedroom boasts ample storage, not to mention the luxury of an en suite. The additional bedrooms are versatile, perfect for children, guests, or even a home office, catering to the diverse needs of modern living.

Outside, the property is complemented by a well-maintained garden, providing a lovely outdoor space for children to play or for hosting summer barbecues. The driveway offers convenient off-street parking and a single garage, ensuring that you and your guests can come and go with ease. This delightful home in Mansfield Woodhouse is not just a house; it is a place where memories are made and cherished for years to come.

Call now to arrange your viewing!





#### Entrance Hallway

With a fitted storage cupboard and further access to;

#### Living Room 11'10" x 16'5"

Carpeted flooring, central heating radiator, ample furniture space and a box window to the front elevation.

#### Kitchen/Dining Room 14'7" x 19'2"

Open plan layout complete with a range of matching gloss cabinets, ample worktops above, inset sink with drainer, integrated appliances and an additional storage cupboard. Further space for dining furniture complemented by patio doors to the rear garden.

#### WC 2'10" x 6'11"

Fitted with a hand wash basin, low flush WC and a window to the side elevation.

#### Landing

Window to the side, fitted storage cupboard and leading access into;

#### Bedroom One 10'1" x 11'8"

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

#### En Suite 5'10" x 8'2"

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

#### Bedroom Two 10'5" x 10'10"

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

#### Bedroom Three 7'4" x 10'8"

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



#### Bedroom Four 8'5" x 8'9"

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

#### Garage

Single garage which is currently utilised as a home gym and golf simulator.

#### Outside

Low maintenance frontage with a gravel area and pathway leading to the front door accompanied by a private driveway and garage. To the rear you will find an enclosed garden with artificial lawn, 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. 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) <b>A</b>                          |         | <b>84</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>                            |         | <b>94</b> |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

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