



Offers Over £290,000 Freehold

35 ARUN DALE | MANSFIELD WOODHOUSE | MANSFIELD | NG19 9RE

**BuckleyBrown**  
ESTATE AGENTS

## THE ONE FOR YOU!...

We present to you this exceptional four-bedroom detached family home, ideally situated in the heart of Mansfield Woodhouse, offering easy access to a range of local amenities, schools, and transport links.

This beautifully presented property provides spacious and versatile accommodation throughout, perfect for modern family living. Upon entry, you are welcomed into a bright and expansive open-plan living and dining area, featuring a stylish feature wall that creates a contemporary focal point. This inviting space flows seamlessly through sliding doors into a stunning conservatory, flooded with natural light and offering a relaxing setting with views over the rear garden. At the heart of the home is the well-appointed kitchen, offering generous worktop space and ample storage, making it both practical and ideal for everyday living. The conservatory further enhances the ground floor, with surrounding windows and direct access to the garden, creating a seamless indoor-outdoor feel. A convenient WC completes the ground floor.

Upstairs, the property boasts four well-proportioned bedrooms, offering flexibility for families. One bedroom benefits from access to its own private WC, adding an extra level of convenience. The family bathroom is well-presented and serves the remaining bedrooms.

Externally, the property continues to impress. The front offers a driveway and garage, providing ample off-street parking. To the rear, you will find a beautifully maintained garden featuring a laid lawn, patio seating area, and a decked area—perfect for outdoor dining and entertaining—surrounded by shrubbery and fencing for added privacy.

Call today to arrange a viewing!!!





**Hall**  
With leading access into;

**WC**  
Fitted with a hand wash basin, low flush wc and dual aspect windows to the front and side.

**Living Room**  
Wooden flooring, central heating radiator, feature wall along with a window to the front and sliding doors leading into the conservatory. Ample space for dining furniture as well if desired.

**Kitchen**  
Modern kitchen complete with a range of matching wall and base cabinets, inset sink with drainer, integrated appliances and windows fitted to the rear elevation.

**Conservatory**  
Bright and airy space with surrounding windows and an external door opening to the side elevation.

**Landing**  
Central landing with a fitted storage cupboard and leading access into;

**Bedroom One**  
Carpeted flooring, central heating radiator and a window to the front elevation.

**Bedroom Two**  
Carpeted flooring, central heating radiator, wc and a window to the front elevation.

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

**Bedroom Three**  
Laminate flooring, central heating radiator, built in wardrobes and a window to the rear elevation.

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

**Bathroom**  
Three piece suite comprising of a hand wash basin, low flush wc and a walk in shower. Window to the rear elevation.

**Outside**  
The front of the property offers a driveway and garage providing ample off street parking. The rear garden hosts a laid lawn, patio seating area, decked seating area and surrounding shrubbery and fencing.





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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>82</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>66</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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NG19 9RE



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