



£230,000 Freehold

6 CANTERBURY CLOSE | MANSFIELD WOODHOUSE | MANSFIELD | NG19 8QE

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ESTATE AGENTS

## MAKE A MOVE!...

Nestled in the heart of Mansfield Woodhouse, this three-bedroom property offers the perfect blend of character and convenience. Located within easy reach of local amenities including schools, shops, and public transport links, this home is ideal for families or anyone seeking additional space in a well-connected and vibrant area. Lets take a look inside...

As you step through the front door, you're welcomed by a spacious hallway that leads to the heart of the home. The kitchen is practical and well-equipped, providing plenty of storage and worktop space for everyday living. Moving through to the open-plan living and dining area, you'll find a bright and airy space that is perfect for both relaxation and entertaining. Bi-folding doors open directly into the rear garden, allowing for a seamless transition between indoor and outdoor spaces. The ground floor also features two comfortable bedrooms, both offering versatile space to suit a variety of needs. Completing this floor is a room currently being used as a bathroom, however the bath is currently staged, allowing the room to be tailored to suit your needs—whether that's a bathroom, a dressing area, a home office, or a creative retreat.

Upstairs, the third bedroom offers a sense of privacy and tranquillity. With its generous proportions, it can easily accommodate a double bed and additional furnishings, making it a comfortable space to relax.

The exterior of the property is equally impressive, offering both kerb appeal and a practical outdoor space. To the front of the house, you'll find a well-maintained lawn and a driveway providing off-street parking, adding both convenience and security. The rear garden is a real highlight of the property, offering a perfect space for outdoor living. The garden is mostly laid to lawn, while a decked seating area allows for outdoor dining. Additionally, there is a charming summerhouse, perfect for a variety of uses.

Call today to arrange a viewing!!!





#### Entrance Hall

Surrounding doors provide access into;

#### Kitchen 6'9" x 8'7"

Complete with a matching range of cabinetry and ample worktop surfaces. It features an inset sink and drainer, integrated oven and an electric hob with hood over. With a window to the front elevation.

#### Living Room 8'8" x 16'6"

With laminate flooring and bi-folding doors to the rear elevation. This room offers an open plan design through to the dining room.

#### Dining Room 6'10" x 16'11"

With laminate flooring and bi-folding doors to the rear elevation.

#### Bathroom 6'10" x 9'3"

Complete with a claw foot bath, laminate flooring and a door to the front elevation. The bath is currently staged, allowing the room to be tailored to suit the buyer's requirements—whether that's a luxurious bathroom, a stylish dressing area, a home office, or a creative retreat.

#### Bedroom One 9'11" x 16'11"

With laminate flooring, central heating radiator and a window to the front elevation.

#### Bedroom Two 9'9" x 12'9"

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



#### Bathroom 5'4" x 6'5"

Complete with a three piece suite including a shower, low flush WC and hand wash basin. With a window to the side elevation.

#### Landing

With a door providing access into;

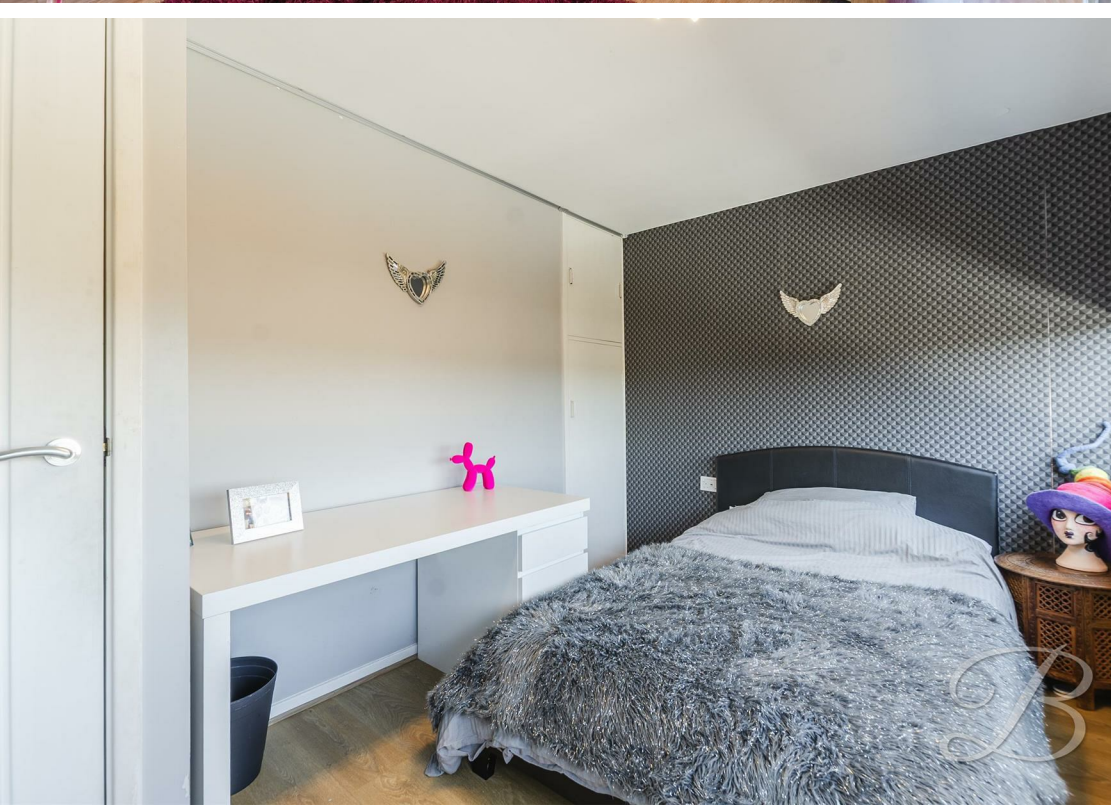
#### Bedroom Three 7'10" x 9'1"

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

#### Outside

The exterior of the property is well-maintained and offers excellent outdoor space. To the front, there is a neatly laid lawn alongside a driveway providing off-street parking. The rear garden features a spacious laid lawn, a stylish decked

seating area perfect for outdoor entertaining, and a charming summerhouse—ideal for relaxing or additional storage.





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>86</b> |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            |           |           |
| (55-68) <b>D</b>                            | <b>67</b> |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            |           | <b>G</b>  |
| (1-20) <b>G</b>                             |           |           |
| Not energy efficient - higher running costs |           |           |
| England & Wales                             |           |           |
| EU Directive 2002/91/EC                     |           |           |

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