



Price Guide £210,000 Freehold

3 THE RUSHES | MANSFIELD WOODHOUSE | MANSFIELD | NG19 9RG

BuckleyBrown
ESTATE AGENTS

****GUIDE PRICE - £210,000 to £220,000****

THE PERFECT FAMILY HOME!... We are delighted to welcome you this delightful semi-detached house located in Mansfield Woodhouse. With its peaceful surroundings and close proximity to local amenities, schools, and parks, it is perfect for families seeking a comfortable and convenient lifestyle. The vibrant community offers a welcoming atmosphere, making it an excellent choice for those looking to settle down in a friendly neighbourhood. Let's take a further look inside...

Upon entering the property, you are greeted by a spacious reception room that provides a warm and inviting space for family gatherings and entertaining guests. The ground floor also features an open plan kitchen/diner, which is both functional and stylish, allowing for easy meal preparation and family dining. The layout is designed to maximise space and light, creating a homely environment that is both practical and pleasing.

Moving upstairs, you will find three generously sized bedrooms, each offering a peaceful retreat for rest and relaxation. The bedrooms are well-lit and provide ample storage, making them suitable for both children and adults alike. The family bathroom is conveniently located on this floor, featuring modern fixtures and fittings that enhance the overall comfort of the home.

Outside, the property boasts a lovely garden that is perfect for children to play in or for hosting summer barbecues. The outdoor space is easily maintainable, allowing you to enjoy the fresh air without the burden of excessive upkeep. Additionally, there is off-street parking available, ensuring convenience for you and your guests. This wonderful family home truly offers a harmonious blend of comfort, style, and practicality, making it a must-see for prospective buyers.

Call now to make this your forever home!





Hall

With access into;

Living Room 12'7" x 13'2"

Spacious reception room with carpeted flooring, central heating radiator, feature fireplace and a bay window to the front elevation.

Kitchen/Dining Room 15'7" x 16'5"

Modern kitchen area complete with a range of matching wall and base cabinets, inset sink with drainer, integrated appliances and decorative splashback tiles. The dining area is divided seamlessly by a handy breakfast bar. Ample space for your desired furnishings fitted with velux windows, windows to the rear and patio doors opening onto the rear garden.

Landing

Window to the side and further access into;

Bedroom One 9'1" x 11'1"

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

Bedroom Two 8'9" x 11'10"

Carpeted flooring, central heating radiator, built in wardrobes and a window to the front elevation.

Bedroom Three 6'9" x 9'3"

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

Shower Room 6'3" x 5'5"

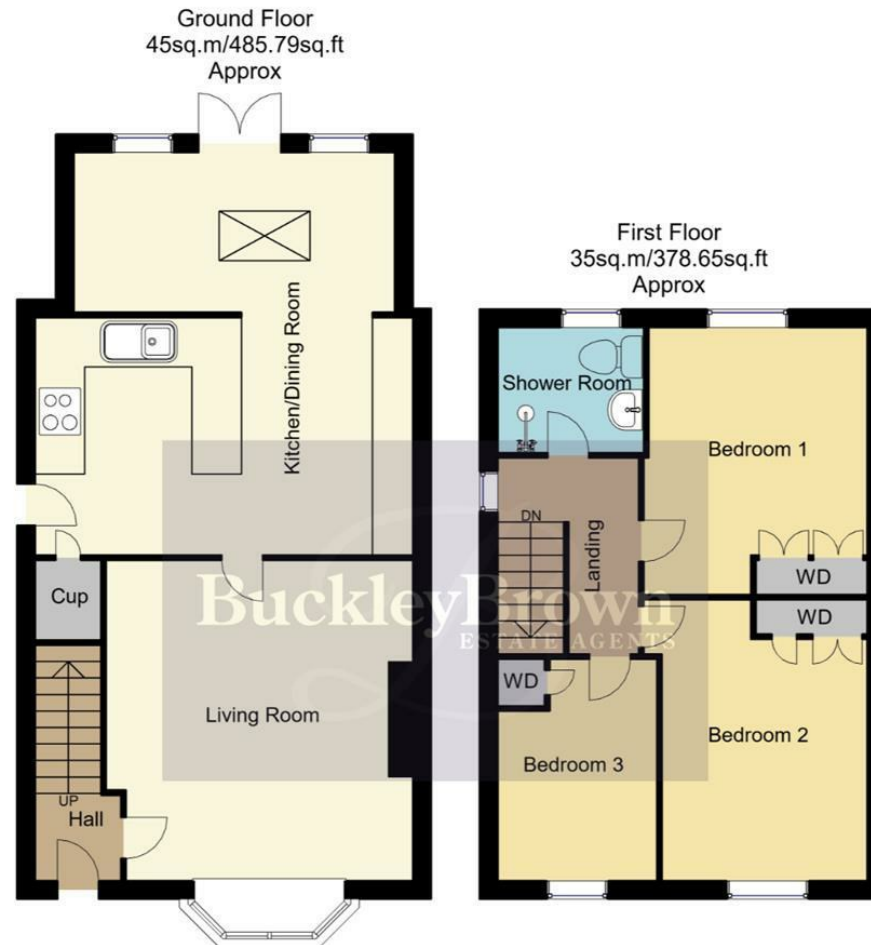
Three piece suite comprising of a hand wash basin, low flush WC and a shower. Window to the rear elevation.



Outside

Low maintenance frontage with a path leading to the door along with a private driveway and garage. The garden offers an enclosed space to enjoy all year round with a paved seating area and an artificial lawn.





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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	75	81
EU Directive 2002/91/EC		

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