



Offers Over £280,000 Freehold

4 STUDLAND CLOSE | MANSFIELD WOODHOUSE | MANSFIELD | NG19 8UG

**BuckleyBrown**  
ESTATE AGENTS

## CREATE YOUR NEXT CHAPTER...

Nestled within a popular residential area of Mansfield Woodhouse, this beautifully presented four-bedroom detached property offers spacious and versatile living, perfect for growing families. Located close to a range of excellent local amenities, schools, transport links, and green spaces, this home combines convenience with comfort.

Upon entering, you're welcomed into The spacious living room, which is a standout feature, boasting a charming bay window that floods the space with natural light and a feature fireplace that adds warmth and character. A door leads seamlessly through to the kitchen/dining area, creating an open and sociable flow ideal for family life and entertaining. The kitchen/dining room is fitted with a range of modern units and work surfaces, offering ample storage and preparation space. It also features integrated appliances and space for a large dining table. Double doors open directly onto the rear garden, extending the living space outdoors during warmer months. The ground floor also benefits from a handy utility room and WC.

The first floor offers four generously sized bedrooms, each providing comfortable accommodation for family members or guests. The master bedroom is a true retreat, complete with its own en-suite facility. The family bathroom includes a contemporary three-piece suite.

Externally, the property sits on a well-maintained plot. The front of the home features a private driveway leading to an integral garage, providing ample off-street parking. A neatly laid lawn with mature decorative shrubbery adds to the property's kerb appeal.

The rear garden is fully enclosed for privacy and security, offering a laid lawn ideal for children or pets to play, alongside a stylish decked seating area with a pergola —perfect for al fresco dining or relaxing on summer evenings.

Call today to arrange a viewing!!!





### Entrance Hall

With laminate flooring, stairs rising to the first floor, central heating radiator and a door providing access into;

### Living Room 13'3" x 13'5"

With laminate flooring, built in storage cupboard, feature fireplace, bay window to front elevation and a door providing access into;

### Kitchen/Dining Room 9'2" x 20'3"

Complete with a matching range of modern high gloss cabinetry and ample worktop surfaces. It features an inset sink and drainer, integrated eye level double oven and an electric hob with hood over. This room allows ample space for your dining furniture. With a window to the rear elevation, double doors opening onto the

garden and a door providing access into the utility room.

### Utility 4'11" x 4'11"

With a door to the side elevation and access to the WC.

### WC

Complete with a low flush WC and hand wash basin. With a window to the rear elevation.

### Landing

Surrounding doors provide access into;

### Bedroom One 10'5" x 11'5"

With carpeted flooring, central heating radiator and a window to the front elevation. This room further benefits from its own en-suite facility.



### En-suite 5'1" x 5'8"

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

### Bedroom Two 8'9" x 14'0"

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

### Bedroom Three 9'4" x 11'4"

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

### Bedroom Four 8'2" x 8'8"

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

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

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

### Outside

The front of the property features a driveway and garage, providing ample off-street parking. It also features a well-maintained lawn and mature decorative shrubbery, creating a welcoming first impression. To the rear, a neatly laid lawn is complemented by a decked seating area with a pergola overhead, all enclosed by secure fencing for added privacy.





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>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>65</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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