



£170,000 Freehold

42 MANSFIELD ROAD | MANSFIELD WOODHOUSE | MANSFIELD | NG19 9JN

BuckleyBrown
ESTATE AGENTS

HOME SWEET HOME!.. We are delighted to bring to market this beautifully presented three-bedroom semi-detached home, offering spacious and versatile accommodation throughout. Situated in the popular area of Mansfield Woodhouse, the property is ideally placed for local amenities, schools, and transport links. Set on a generous plot, it also benefits from fantastic gardens, a garage, and a useful outhouse.

Upon entering, the welcoming hallway immediately gives a sense of the space on offer. To the left, the bright living room features a front-facing window allowing plenty of natural light, along with an electric fire creating a cosy focal point. The modern kitchen is fitted with a range of high-gloss units and provides easy access to the utility room, which offers additional storage, space for essential appliances, and access to the garden and carport. The lounge/diner is a fantastic addition, with doors opening onto the rear garden, making it ideal for entertaining. A convenient downstairs WC completes the ground floor.

Upstairs, there are three well-proportioned bedrooms. The second bedroom benefits from a built-in cupboard and fitted wardrobe, providing ample storage. The shower room is designed as a wet room and is fitted with a low flush WC and wash basin.

Externally, the property sits on an impressive plot. To the front is a low-maintenance gravelled garden, along with a driveway leading to a carport and garage. The rear garden is a real highlight, featuring a well-maintained lawn, astroturf, and two decking areas perfect for outdoor seating. There is also a wooden outhouse, offering additional storage or potential workspace. The garage is a great size and ideal for secure parking or use as a workshop.

This fantastic home must be viewed to be fully appreciated!





Entrance Hall

Housing the stairs to the first-floor accommodation, with a central heating radiator, window to the side elevation, and access to;

Living Room 13'5" x 11'11"

With a window to the front elevation, carpet flooring, central heating radiator, and an electric fire providing a focal point.

Kitchen 6'1" x 10'0"

Fitted with a range of high-gloss matching wall and base units with complementary work surfaces over, space for a freestanding oven, inset sink and drainer with mixer tap, and tiled walls. There is also a window to the side elevation.

Utility Room 7'8" x 7'5"

A continuation of the high-gloss cabinetry with work surface above, space and plumbing for essential appliances, a door leading to the rear garden, and another to the carport providing access to the driveway and garage.

Lounge Diner 19'10" x 11'10"

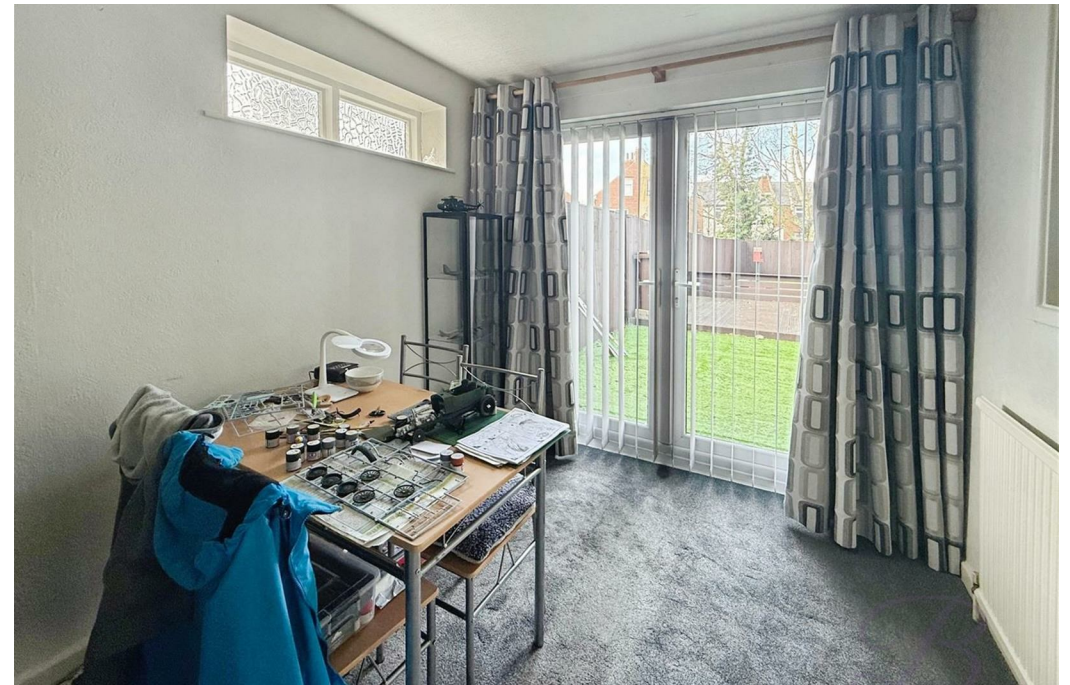
Featuring a focal fireplace surround, carpet flooring, central heating radiator, and patio doors leading out to the rear garden.

WC 3'6" x 2'8"

Complete with a low flush WC, tiled walls and window to side elevation.

First Floor Landing

Boasting a storage cupboard and giving access to;



Bedroom One 13'5" x 12'0"

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

Bedroom Two 11'11" x 9'10"

Having a window to the rear elevation, carpet flooring, and central heating radiator. Also benefiting from fitted wardrobes and a built-in storage cupboard, providing ample storage.

Bedroom Three 6'2" x 9'0"

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

Shower Room 5'5" x 6'0"

This wet room is fitted with a shower, hand wash basin, low flush WC, tiled walls, heated towel rail, and a window to the rear elevation.

Outside

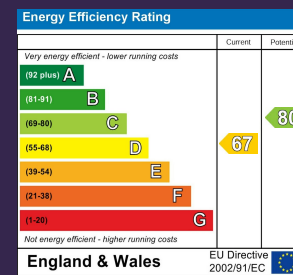
To the side of the property, a driveway accessed via double gates leads to a carport and garage. The front offers a low-maintenance gravelled garden. To the rear is a spacious garden featuring two decking areas, a workshop, a well-maintained lawn, and mature trees, plants, and shrubs —ideal for enjoying outdoor living during the warmer months.

Garage 11'9" x 17'9"

Providing secure storage or additional parking.



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.



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