



Offers Over £210,000 Freehold

5 ROMAN BANK | MANSFIELD WOODHOUSE | MANSFIELD | NG19 9DE

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ESTATE AGENTS

MOVE STRAIGHT IN!..

Situated in the ever-desirable area of Mansfield Woodhouse, this beautifully presented three-bedroom home is perfectly placed for convenient access to local shops, schools, green spaces and excellent transport links. Offering a stylish and well-balanced layout throughout, this property is ideal for those looking for a home ready to enjoy from day one.

Step inside and you'll immediately notice the sense of space provided by the open-plan lounge and dining area. Enhanced by a charming bay window to the front, this room is filled with natural light, creating a bright yet cosy setting for everyday living. The dining area offers ample space for entertaining, with a seamless flow through to the kitchen.

The kitchen is both practical and well-designed, featuring a range of fitted units, integrated appliances and the added bonus of a separate pantry area for extra storage. A door from here leads directly out to the garden, making it ideal for both daily use and hosting.

Upstairs, you'll find three versatile bedrooms, each offering comfortable accommodation and useful built-in storage solutions. Whether you need additional sleeping space, a home office or a nursery, there is flexibility to suit your needs. The bathroom is fitted with a modern suite, providing a clean and functional space to relax and unwind.

Outside, the property continues to impress with a private rear garden, offering a lawn and patio area that's perfect for enjoying warmer months. To the front, a driveway provides off-street parking and leads to a detached garage, adding further practicality.

A fantastic home in a popular location—early viewing is highly recommended!





Entrance Hall

Welcoming entrance hall featuring wooden flooring, a central heating radiator, and useful under-stairs storage. Stairs rise to the first floor, with access through to the main living accommodation.

Living Room 11'5" x 9'10"

A bright and inviting open-plan living space with wooden flooring, a central heating radiator, and a bay window to the front elevation fitted with blinds, allowing for plenty of natural light.

Dining Room 10'6" x 10'2"

Flowing seamlessly from the living area, the dining room continues the open-plan feel, complete with wooden flooring, a central heating radiator, and a window to the rear elevation with fitted blinds. A door provides direct access to the rear garden.

Kitchen 6'9" x 9'6"

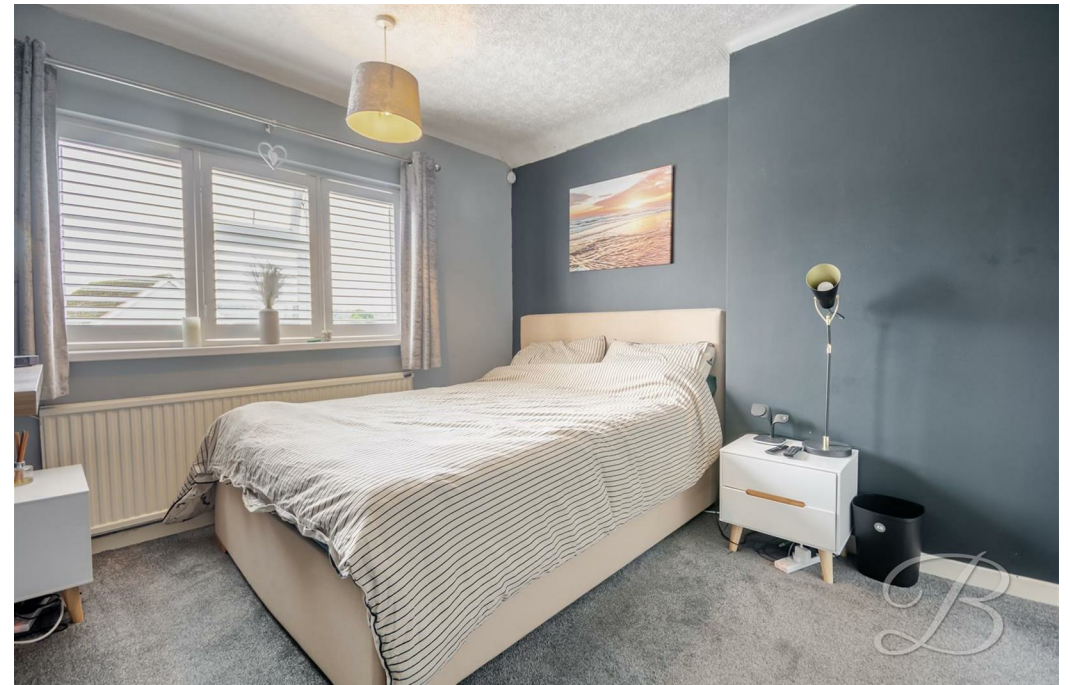
Fitted with a range of wall and base units complemented by work surfaces, the kitchen includes an inset sink with mixer tap and integrated appliances, including a dishwasher, washing machine, and fridge freezer. There is also a handy pantry area with a rear-facing window. Additional features include wooden flooring, a central heating radiator, dual aspect windows to the side and rear, and a door leading out to the garden.

First Floor Landing

With fitted carpet, an airing cupboard, and access to a fully insulated loft. Doors lead to all first-floor rooms.

Bedroom One 9'9" x 11'5"

A well-proportioned main bedroom with



fitted carpet, built-in over-stairs storage, a central heating radiator, and a window to the front elevation.

Bedroom Two 9'8" x 9'1"

A comfortable double bedroom featuring fitted wardrobes, fitted carpet, a central heating radiator, and a rear-facing window with blinds.

Bedroom Three 7'10" x 8'4"

A versatile third bedroom with fitted wardrobes, fitted carpet, a central heating radiator, and a front-facing window with fitted blinds—ideal as a bedroom, nursery, or home office.

Bathroom 7'9" x 5'10"

Well-appointed with a fitted bath, separate shower cubicle, low flush WC, and hand

wash basin. Additional features include a central heating radiator and two opaque windows to the side and rear for natural light and privacy.

Outside

To the rear, the property benefits from a private and enclosed garden, mainly laid to lawn with a patio seating area, established shrubs, and gated side access. To the front, there is a block-paved driveway leading to a detached garage, providing ample off-road parking and additional storage.



Ground Floor
44 Sq.mt / 473.61 Sq.ft
Approx



First Floor
37 Sq.mt / 398.26 Sq.ft
Approx



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. Specially 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			85
(81-91) B			
(69-80) C			
(55-68) D		70	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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