



£200,000 Freehold

5 HAYCROFT CLOSE | MANSFIELD WOODHOUSE | MANSFIELD | NG19 9SJ

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ESTATE AGENTS

**NEUTRAL FAVOURITE.** Situated in the popular area of Mansfield Woodhouse, this well-presented three-bedroom semi-detached home offers spacious and versatile accommodation, ideal for families, first-time buyers, or those looking to upsize.

The property welcomes you with a bright and airy living room, enhanced by a beautiful front-facing bay window that floods the space with natural light, alongside a feature electric fireplace creating a cosy focal point. To the rear, the generously sized kitchen/diner provides the perfect hub of the home, with ample room for a dining table and French doors opening directly onto the garden, this space is ideal for both everyday living and entertaining.

The property also benefits from a useful store room/utility area with dual access from the front and rear, currently utilised as a practical laundry and storage space.

Upstairs, there are three well-proportioned bedrooms, including two comfortable doubles and a versatile third bedroom, all served by a modern family bathroom fitted with a three-piece suite and shower over bath.

Externally, the property offers off-road parking to the front with a low-maintenance slate garden. The enclosed rear garden has been thoughtfully arranged to provide distinct areas for relaxation, including an area of laid lawn, a decked seating area, and feature pond — perfect for enjoying the warmer months.

Early viewing is highly recommended to fully appreciate the space and potential this lovely home has to offer. Call the office now to arrange your viewing on 01623 633633!





#### Entrance Hall

Allowing access to;

#### Living Room 15'8" x 13'2"

A spacious and inviting living area, flooded with natural light from a front-facing bay window. The room features fitted carpet, a central heating radiator, and a stylish electric feature fireplace, creating a warm and welcoming atmosphere.

#### Kitchen/Diner 15'8" x 9'7"

A well-presented and generously sized kitchen offering a range of wall and base units with complementary work surfaces over and an inset sink with drainer. Integrated appliances include a cooker with gas hob and extractor hood above. There is space for a fridge/freezer and plumbing for a washing machine. The

room benefits from excellent natural light via a rear-facing window and French doors providing direct access to the garden. With ample space for a dining table, this is an ideal setting for both everyday family living and entertaining.

#### Utility/Store Room 7'3" x 9'8"

Accessed from both the front and rear of the property, this versatile space provides excellent storage solutions. The current owners utilise the room as a practical utility area, enhancing the home's functionality.

#### Landing

Allowing access to;

#### Bedroom One 8'9" x 11'11"

A generously proportioned principal



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

#### Bedroom Two 9'4" x 11'1"

A further spacious double bedroom with carpeted flooring, central heating radiator, and a window overlooking the rear garden.

#### Bedroom Three 6'11" x 8'3"

A well-sized third bedroom comprising carpeted flooring, central heating radiator, and a window to the front elevation, ideal as a child's room, guest bedroom, or home office.

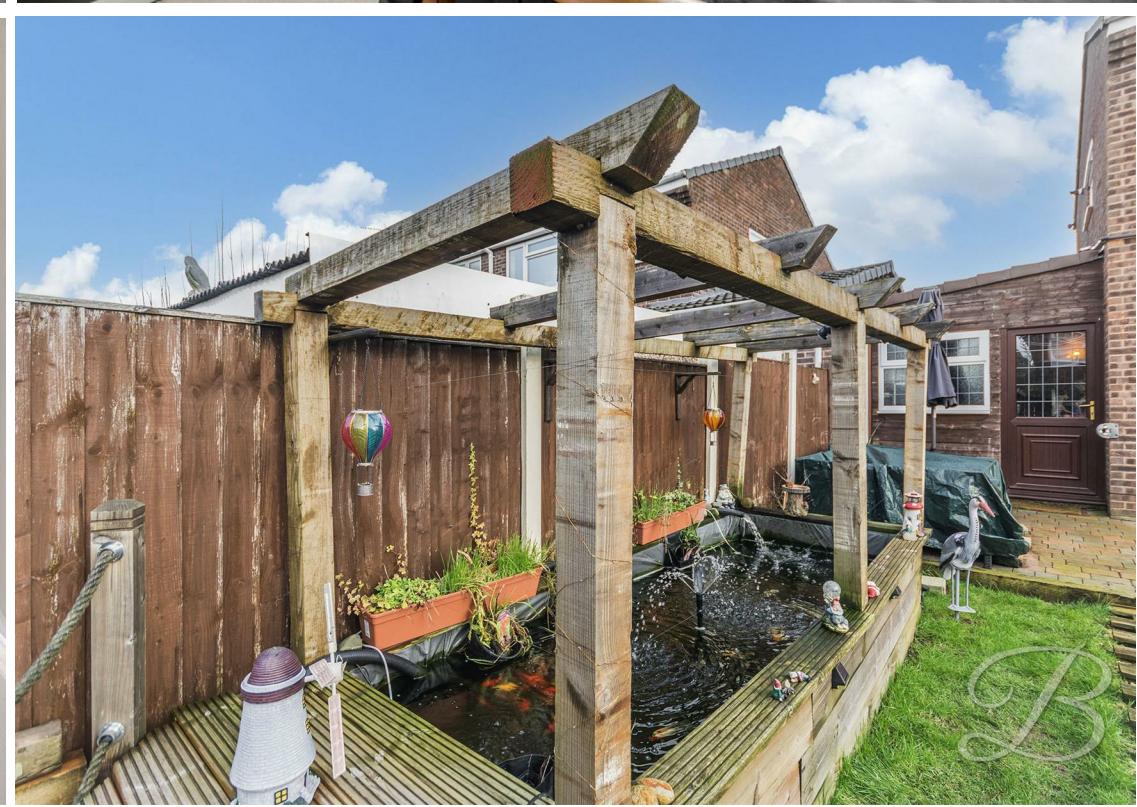
#### Bathroom 6'4" x 5'7"

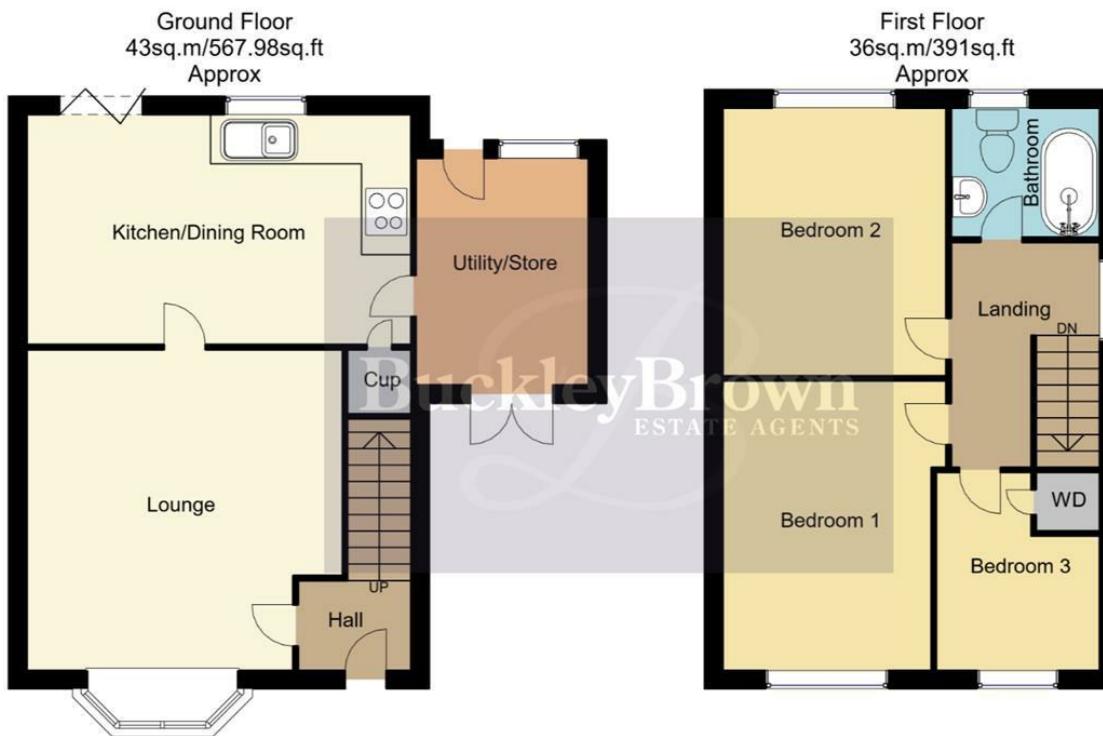
A well-appointed family bathroom fitted with a three-piece suite comprising a low-level WC, pedestal wash hand basin, and a

panelled bath with shower over. The room is finished with tiled walls, laminate flooring, a chrome heated towel rail, and a rear-facing window.

#### Outside

To the front of the property, there is convenient off-road parking via a driveway, access to the store room, and a low-maintenance slate garden area. The rear garden has been thoughtfully arranged to offer distinct areas. It includes a lawned area, a decked seating space, and a feature fish pond. The garden is fully enclosed with fencing and also provides access to the store room.





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. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-80) B		
(69-60) C		
(55-48) D		
(39-34) E		
(21-20) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

75

67

England & Wales

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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