



Offers Over £270,000 Freehold

6 MELBOURNE STREET | MANSFIELD WOODHOUSE | MANSFIELD | NG19 8QJ

**BuckleyBrown**  
ESTATE AGENTS

A PLACE THE WHOLE FAMILY WILL LOVE. Nestled on the charming Melbourne Street in Mansfield Woodhouse, this exquisite semi-detached house offers a perfect blend of modern living and family comfort. The location is ideal for families, providing easy access to local amenities, schools, and parks, making it a wonderful place to call home. Let's take a further look...

Upon entering the ground floor, you are greeted by a spacious and inviting living area that exudes warmth and style with a bay fronted window. The well-appointed kitchen is a chef's delight, featuring contemporary fixtures and ample storage, making it perfect for family meals and entertaining guests. The open-plan living/dining area just next door allows for a seamless flow to the garden via french doors, creating an ideal environment for family gatherings.

Venturing upstairs, you will find three generously sized bedrooms, each designed with comfort in mind. Just off the landing is a modern three piece bathroom suite - making everyday living an ease for everyone.

The property also features a charming outbuilding, which can serve as a versatile space for a home office, gym, or additional storage. This added feature enhances the functionality of the home, catering to the needs of modern family life.

Outside, the property is complemented by a well-maintained garden, providing a delightful outdoor space for children to play or for hosting summer barbecues. The garden is both private and inviting, making it a perfect spot to unwind after a long day. This high-end family home is in excellent condition and truly move-in ready, offering a wonderful opportunity for those seeking a stylish and comfortable living space in a desirable location.

Call now to arrange your viewing!





#### Entrance Hallway

Stunning entrance hallway with tiled flooring, central heating radiator, multiple windows and leading access into;

#### Living Room 11'10" x 11'11"

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

#### Kitchen 9'2" x 17'3"

Complete with an array of matching wall and base cabinets, inset sink with drainer, integrated appliances and ample worktop space. Window to the rear and an external door to the side elevation.

#### Living/Dining Room 11'10" x 20'10"

Expansive reception room offering great versatility with tiled flooring, central heating radiator and french doors opening onto the rear garden.

#### Landing

Window to the side and further access into;

#### Bedroom One 11'11" x 11'11"

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

#### Bedroom Two 11'11" x 11'10"

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

#### Bedroom Three 7'4" x 6'10"

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

#### Bathroom 7'3" x 8'3"

Modern three piece suite including a hand wash basin, low flush WC and a bath with an overhead shower for added convenience. Window to the side elevation.



#### Outbuilding

Versatile outbuilding, thoughtfully arranged to create a self-contained living space. Complete with a functional kitchen, WC, and a comfortable living area, along with room to accommodate a bedroom, it would make an ideal granny flat or guest suite—perfect for extended family or visitors staying over in comfort and privacy.

#### Outside 10'5" x 23'10"

Low maintenance frontage with a private driveway allowing secure off road parking. The rear garden boasts a large patio seating area, artificial lawn, outbuilding and fence surround.





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		73	77
(55-68) D			
(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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