

Guide Price £350,000 Freehold

63 DUNSIL ROAD | MANSFIELD WOODHOUSE | MANSFIELD | NG19 7GD

BuckleyBrown ESTATE AGENTS

NEW GUIDE PRICE £350,000- £360,000
READY TO MOVE IN AND MAKE IT YOURS! PERFECT FOR FIRST TIME BUYERS.

Situated in the highly sought-after and convenient area of Mansfield Woodhouse, this impressive three-storey detached family home offers spacious and versatile accommodation, perfect for modern family living. The property is ideally located close to a range of local shops, amenities, and excellent transport links, while also benefiting from a generous internal layout and a move-in-ready finish throughout.

Upon entering the property, you are welcomed into a bright and spacious entrance hallway. The ground floor provides a superb layout, featuring a comfortable living room, ideal for relaxing with family, along with a modern kitchen fitted with a range of contemporary units and ample worktop space. The kitchen is complemented by a separate utility room, adding practicality to the home. In addition, there is a dedicated office space, perfect for working from home, and a convenient ground floor WC.

The first floor hosts four well-proportioned bedrooms, offering plenty of flexibility for family living. There are two well appointed shower rooms that serve this floor, providing added comfort and convenience.

Occupying the second floor are two further spacious bedrooms, the master bedroom with its own ensuite, making this level ideal for guests, older children, or additional private living space.

Outside, the property continues to impress with a generous rear garden, featuring a patio seating area that is perfect for outdoor dining and entertaining, along with fencing to provide privacy. To the front of the property, there is a tarmac driveway providing off-street parking and access to the garage, perfect for additional storage.

Spacious, versatile, and well presented throughout, this fantastic family home is ready for its next owners to simply move in and enjoy. Call the office now to arrange your viewing!









Entrance Hall
Allowing access to;

Living Room 11'5" x 22'6"
A spacious and bright living room stretching the full length of the property, benefitting from dual-aspect windows to the front and rear elevations which allow an abundance of natural light. The room is finished with wood-effect laminate flooring and features double internal doors providing access through to the kitchen.

Kitchen/Diner 16'9" x 7'9"
A well-presented kitchen fitted with a range of wall and base units with complementary work surfaces over. There is an inset sink and drainer, an integrated oven with gas hob and extractor hood above, along with space for additional integrated appliances. The room is finished with wood-effect laminate flooring and enjoys a window to the rear elevation along with French doors opening directly onto the rear garden. There is also ample space for a family dining table, making this an ideal space for both cooking and entertaining.

Utility 6'8" x 5'7"
A practical utility room located just off the kitchen, fitted with matching wall and base units and complementary work surfaces. The space also includes an inset sink and drainer, with wood-effect laminate flooring continuing through from the kitchen. A door provides convenient access to the rear garden.

WC 3'0" x 6'3"
Conveniently located on the ground floor and comprising a low-level WC, pedestal wash hand basin and central heating radiator. The room is finished with wood-effect laminate flooring.

Office 10'1" x 8'6"
Accessed from the main entrance hall, this versatile additional reception room offers flexible living space and could be used as a home office, snug, playroom, or even a ground floor bedroom if required.

First Floor Landing
Allowing access to;

Bedroom Three 11'6" x 12'6"
A spacious double bedroom located on the first floor, finished with carpeted flooring, a central heating radiator and a window overlooking the rear elevation.

Bedroom Four 10'2" x 7'10"
A further well-proportioned first floor bedroom featuring carpeted flooring, a central heating radiator and a window to the front elevation.

Shower Room One 6'3" x 4'5"
A well-appointed shower room serving the first floor bedrooms, comprising a fully tiled shower cubicle, pedestal wash hand basin and low-level WC. The room also features a window to the rear elevation and is finished with wood-effect laminate flooring.

Bedroom Five 10'2" x 7'10"
Another generously sized bedroom located on the first floor, complete with carpeted flooring, central heating radiator and a window to the front elevation.

Bedroom Six 11'7" x 9'8"
A further bedroom positioned on the first floor, offering good space and comprising carpeted flooring, a central heating radiator and a window to the rear elevation.

Shower Room Two 10'2" x 6'2"
An additional shower room located on the first floor, fitted with two fully tiled shower cubicles, a pedestal wash hand basin and a low-level WC. The room also benefits from partially tiled walls, a window to the side elevation and wood-effect laminate flooring.

Second Floor Landing
Allowing access to ;

Bedroom One 13'4" x 11'6"
Located on the second floor is the spacious master bedroom, finished with carpeted flooring and featuring a Velux window allowing plenty of natural light. The room also benefits from access to a convenient en-suite.

En-Suite 9'10" x 4'7"
Accessed directly from the master bedroom and comprising a shower cubicle, pedestal wash hand basin and low-level WC. The room is finished with wood-effect laminate flooring and benefits from a Velux window.

Bedroom Two 11'9" x 18'0"
Also located on the top floor, this generous bedroom features carpeted flooring, a central heating radiator and a Velux window.

Outside
To the front of the property there is convenient off-street parking with a driveway to the side, providing access to a detached single garage. To the rear, the property benefits from an enclosed garden mainly laid to lawn, with fencing to the boundaries offering a good degree of privacy.



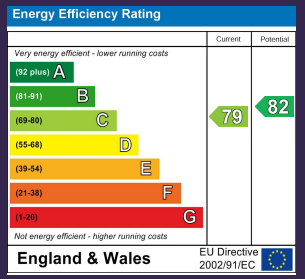








Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. 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.



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BuckleyBrown Estate Agents

55 - 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND t: 01623 633 633
23 High Street | Edwinstowe | Nottinghamshire | NG21 9QP t: 01623 633 633
1 Market Place | Bolsover | Chesterfield | S44 6PN t: 01246 605121
www.buckleybrown.co.uk

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