



£225,000 Freehold

7 ASHWOOD CLOSE | MANSFIELD WOODHOUSE | MANSFIELD | NG19 9HD

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EASY EVERYDAY LIVING. Situated in the charming Ashwood Close, this semi-detached dorma bungalow in Mansfield Woodhouse offers a delightful blend of comfort and convenience. The property is situated in a peaceful residential area, making it an ideal choice for families and professionals alike. With two well-proportioned bedrooms, this home provides a welcoming atmosphere that is perfect for modern living.

Upon entering the ground floor, one is greeted by a spacious living area that exudes warmth and character. The layout is designed for both relaxation and entertaining, with ample natural light flooding through the windows. The kitchen is functional and well-equipped, providing a perfect space for culinary endeavours. This level also features a convenient bathroom, enhancing the practicality of the home.

Venturing upstairs, you will discover a versatile loft room that presents an excellent opportunity to create a third bedroom or a dedicated study. This additional space is a valuable asset, allowing for flexibility in how you choose to utilise it, whether for guests, a home office, or a playroom for children.

Outside, the property boasts a modest yet inviting garden, perfect for enjoying the fresh air or hosting summer barbecues. The garden offers a private retreat, where one can unwind after a long day. Additionally, there is off-street parking available, ensuring convenience for residents and visitors alike. This semi-detached house in Ashwood Close is a wonderful opportunity for those seeking a comfortable and adaptable home in a desirable location.

Call now to book your viewing.





Hall
Hallway leading to;

Living Room 9'2" x 15'9"
Spacious living room with carpeted flooring, a central heating radiator, a feature fireplace, and sliding doors leading through to the dining room.

Dining Room 9'2" x 6'10"
Dining area with laminate flooring, a central heating radiator, space for a dining table and chairs, and patio doors to the rear elevation, complemented by Velux windows allowing plenty of natural light.

Kitchen 9'2" x 8'10"
A range of matching cabinets with ample worktop space, integrated appliances including an oven and inset sink, and

additional space to the rear for a seating area, with Velux windows providing plenty of natural light.

Bedroom One 10'11" x 14'10"
A spacious bedroom featuring built-in wardrobes, a bay window to the front elevation allowing natural light, and a central heating radiator.

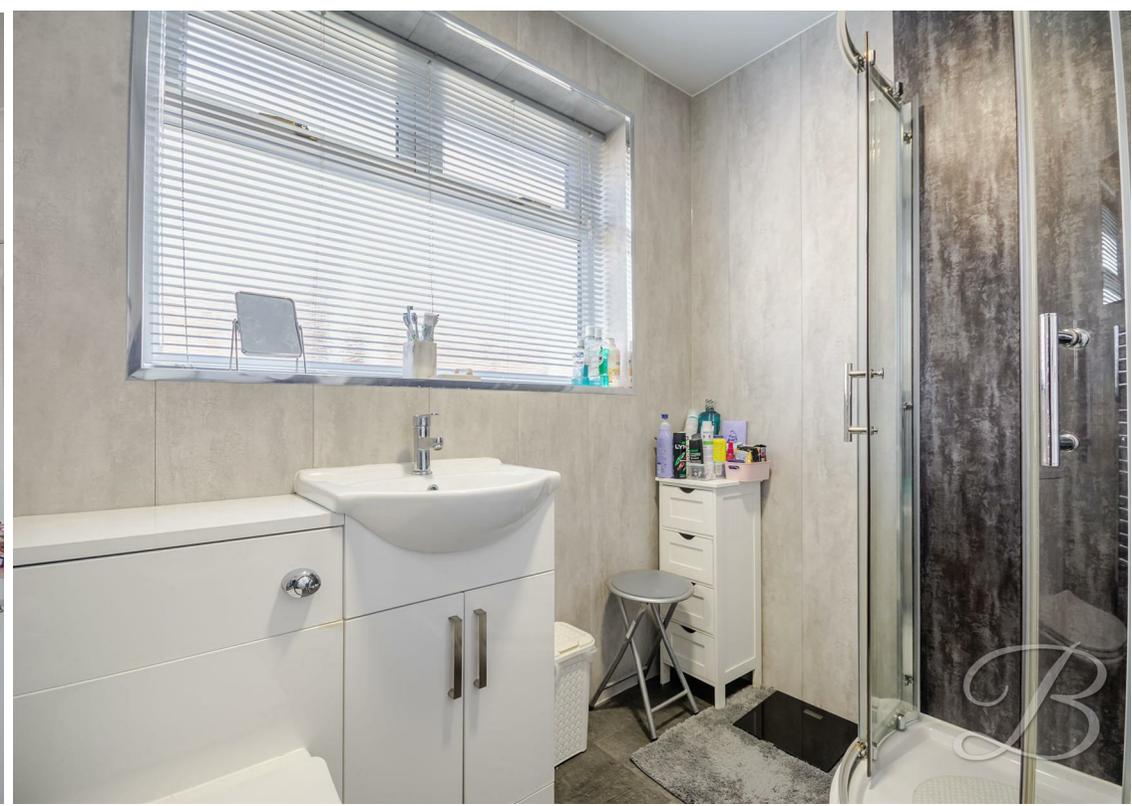
Bedroom Two 8'7" x 10'10"
A spacious bedroom featuring a bay window to the front elevation allowing natural light, and a central heating radiator.

Loft Room 14'3" x 18'11"
An impressive and spacious loft room featuring carpeted flooring, built-in cupboards for storage, and Velux windows allowing plenty of natural light.

Shower Room 6'6" x 7'3"
Three piece shower room with low flush WC, hand wash basin and walk in shower.

Garage
Garage providing space for a vehicle or use as a workshop or storage area.

Outside
A driveway to the front provides parking for multiple cars, while the rear garden features a well-kept lawn and a patio, perfect for outdoor entertaining.





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			
(55-68) D		70	78
(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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BuckleyBrown Estate Agents

55 - 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND

23 High Street | Edwinstowe | Nottinghamshire | NG21 9QP

1 Market Place | Bolsover | Chesterfield | S44 6PN

www.buckleybrown.co.uk

t: 01623 633 633

t: 01623 633 633

t: 01246 605121

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