



Price Guide £425,000

2 CANDLEMASS COURT | MANSFIELD WOODHOUSE | MANSFIELD | NG19 9RX

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ESTATE AGENTS



GUIDE PRICE - £425,000 - £450,000

IMPRESSIVE DREAM HOME...Nestled in the charming area of Candlemass Court, Mansfield Woodhouse, this exquisite detached house, built in 1991, offers a perfect blend of modern living and comfort. The location is ideal for families, providing a peaceful neighbourhood while being conveniently close to local amenities and transport links.

As you step inside, you are greeted by a spacious entrance hall that sets the tone for the rest of the home. To your right, you will find a delightful living room, bathed in natural light, perfect for relaxing or entertaining guests. Adjacent to this is another sitting room, an elegant space that invites family gatherings and dinner parties alike. The heart of the home is undoubtedly the beautifully appointed kitchen — a stunning fusion of style and functionality. Elegant marble worktops provide a timeless centrepiece, their natural veining adding character and sophistication, while bespoke cabinetry is complemented by exquisite gold feature handles that bring a touch of opulence to the space. The kitchen flows seamlessly into a cosy breakfast area, bathed in natural light, creating an inviting setting for casual family meals or morning coffee. A well-designed utility room offers additional practicality, keeping household essentials neatly tucked away, and a convenient cloakroom completes the ground floor layout.

Ascending to the first floor, you will discover five generously sized bedrooms, each offering a tranquil retreat. The master bedroom boasts an en-suite bathroom, providing a private sanctuary for relaxation. The remaining four bedrooms are versatile, perfect for children, guests, or even a home office. A well-designed family bathroom serves this level, featuring modern fixtures and ample space for all.

A well-maintained garden surrounds the house, providing a delightful outdoor space for all the family. To the front is a large driveway and garage with space for multiple cars.





#### Hall

Herringbone flooring hallway with access into all ground rooms.

#### Living Room 15'8" x 12'9"

Carpeted flooring with central heating radiator, panelled feature wall and box window to the front elevation.

#### Sitting Room 9'10" x 12'9"

Second sitting room with herringbone flooring, central heating radiator, and patio doors to the rear.

#### Kitchen 16'10" x 18'4"

Matching cabinetry with generous marble worktops, gold-accent handles, and integrated appliances—including a wine cooler and inset sink. A spacious island or breakfast bar complements the open

layout, with room for dining and beautiful herringbone flooring underfoot.

#### Utility 7'3" x 6'9"

Utility area with worktops, inset sink and ample storage space.

#### Games Room 24'6" x 11'10"

Brick wall surrounding, central heating radiator, access from the front and patio doors to the rear. Ideal games room.

#### Hall

Hallway leading up to the first floor rooms.

#### Bedroom One 14'2" x 14'2"

Carpeted bedroom with central heating radiator, built in wardrobe's and an en suite. Window to the front elevation.

#### En Suite 7'10" x 6'4"

Three piece suite with walk in shower, low flush WC and hand wash basin.

#### Bedroom Two 14'0" x 8'3"

Carpeted flooring, central heating radiator, built in wardrobes and window to the rear elevation.

#### Bedroom Three 12'0" x 10'10"

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

#### Bedroom Four 14'0" x 8'3"

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

#### Bedroom Five 6'4" x 16'7"

Carpeted flooring, central heating radiator, built in wardrobes and windows to the rear elevation.

#### Bathroom 6'4" x 9'6"

Four piece suite with bath, low flush WC and dual hand wash basin vanity.

#### Garage 18'11" x 17'1"

Spacious garage with ample room for storage/vehicles.

#### Outside

A large driveway to the front elevation provides ample parking for multiple cars, while to the rear there is an artificial grass lawn and a patio area.







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) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		<b>73</b>
(1-20) <b>G</b>		
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](http://www.buckleybrown.co.uk)

t: 01623 633 633

t: 01623 633 633

t: 01246 605121

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