



Offers Over £200,000 Freehold

70 WINDSOR ROAD | | MANSFIELD | NG18 4EF

BuckleyBrown
ESTATE AGENTS

A WARM WELCOME AWAITS!...

A warm welcome awaits at this charming three-bedroom semi-detached home, ideally located in the heart of Mansfield, close to a range of local shops, schools, and excellent transport links. Offering plenty of living space, this home is perfectly suited to family living.

Step inside through the entrance hallway, which includes a convenient downstairs WC. From here, the accommodation flows into the living room, a cosy and inviting space with a feature fireplace – perfect for relaxing at the end of the day. The property also offers a separate dining room with direct access to the garden, ideal for family meals or entertaining guests. At the heart of the home is a stylish open-plan kitchen and dining room, thoughtfully designed for both comfort and practicality. The kitchen boasts a breakfast bar, perfect for enjoying morning coffee, along with ample storage and generous workspace, making it ideal for everyday cooking and meal preparation. With enough room to accommodate a dining set and even additional seating such as sofas, this versatile space is perfect for family gatherings or relaxed evenings at home. Double doors open directly to the rear garden, creating a seamless flow between indoor and outdoor living.

Upstairs, there are three well-proportioned bedrooms, including a master bedroom with fitted wardrobes offering excellent storage. The floor is completed by a shower room, adding convenience.

Externally, the property continues to impress. To the front, there is a driveway, gravelled area, and surrounding shrubs, providing both practicality and kerb appeal. The rear garden is private and enclosed, with a patio seating area, laid lawn, and established shrubs and fencing, making it perfect for both relaxation and outdoor entertaining.

Call today to arrange a viewing!!!





Entrance Hall

With carpeted flooring, stairs rising to the first floor and surrounding doors providing access into;

WC

Complete with a low flush WC and a hand wash basin. With a window to the side elevation.

Living Room 10'3" x 14'11"

With carpeted flooring, feature fireplace and a window to the front elevation.

Dining Room 10'3" x 10'0"

With carpeted flooring, window and door to the rear elevation and a door providing access into the kitchen.

Kitchen/ Dining Room 10'3" x 8'9"/9'4" x 9'4"

Complete with a range of modern cabinetry and ample worktop surfaces. It features an inset sink and drainer, integrated oven, gas hob with hood over, fridge, freezer, washing machine, dryer and space for appliances and a breakfast bar. This room offers an open plan design with ample space for further furnishings such as a dining set or sofas. With a door and window to the side elevation and double doors opening onto the rear garden.

Landing

With access into;

Bedroom One 10'11" x 13'0"

With carpeted flooring, fitted wardrobe,



chest of draws, bed side table and a window to the front elevation.

Bedroom Two 10'11" x 9'1"

With carpeted flooring, wardrobe, bed side table and a window to the rear elevation.

Bedroom Three 9'6" x 6'7"

With carpeted flooring and a window to the rear elevation.

Shower Room 5'6" x 6'3"

Including a walk in shower, low flush WC and a hand wash basin.

Outside

The front of the property benefits from a driveway, gravelled area and surrounding shrubs. The rear garden hosts a patio seating area, laid lawn and surrounding shrubs and fencing.





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	66	73
(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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