



£280,000 Freehold

22 THE FAIRWAYS | MANSFIELD WOODHOUSE | MANSFIELD | NG19 9EW

BuckleyBrown
ESTATE AGENTS

YOUR NEXT MOVE. Set within the ever-popular Fairways area of Mansfield Woodhouse, this beautifully presented three-bedroom detached home offers the perfect balance of space, comfort, and everyday convenience. With excellent local amenities, schools, and green spaces just moments away, it's an ideal setting for modern family life.

Step inside and you're welcomed by an open plan reception room, filled with natural light and designed for both relaxing evenings and entertaining guests. Complemented by sliding doors flowing seamlessly through to the conservatory. The conservatory offers a bright and airy space to enjoy overlooking the rear garden. The well-appointed kitchen offers a practical yet stylish space, thoughtfully laid out to make cooking and family time effortless. Finally, the ground floor provides you with a convenient wc and access into the garage.

Upstairs, you'll find three generously sized bedrooms, each offering plenty of space and storage. The master bedroom benefits from its own built in wardrobes, while the remaining bedrooms are perfect for children, guests, or even a home office. A contemporary family bathroom completes the first floor.

Outside, the property continues to impress with a well-maintained private garden—perfect for summer gatherings, playtime, or simply unwinding in a peaceful setting overlooking the golf course. Ample off-road parking adds to the home's practicality via a driveway and a single garage, making day-to-day living easy and convenient.

Situated in a friendly, established neighbourhood, this is a fantastic opportunity to secure a home that truly ticks all the boxes.

Call our team today and we will be more than happy to help!





Hall
Window to the front and leading access into;

Dining/Living Room 13'10" x 24'2"
Open plan reception room with laminate flooring, central heating radiator, window to the front and sliding doors leading through to the conservatory.

Conservatory 13'1" x 8'11"
Bright and airy space with surrounding windows and french doors opening onto the rear garden.

Kitchen 10'2" x 9'10"
Complete with a range of matching wall and base cabinets, inset sink with drainer, integrated appliances, decorative splashback tiles and a window to the rear elevation. Access to an additional hallway.



Hall
Access into the wc and garage.

WC 4'4" x 4'1"
Fitted with a hand wash basin and a low flush wc.

Landing
Window to the side and leading access into;

Bedroom One 8'10" x 11'2"
Carpeted flooring, central heating radiator, built in wardrobes and a window to the front elevation.

Bedroom Two 8'5" x 11'1"
Carpeted flooring, central heating radiator and a window to the rear elevation.

Bedroom Three 6'5" x 8'0"
Carpeted flooring, central heating radiator and a window to the front elevation.

Bathroom 6'2" x 6'0"
Completely new three piece suite comprising of a hand wash basin, low flush wc and a bath with an overhead shower for added convenience.

Garage 8'3" x 16'10"
Accessible from the front elevation with an internal door giving access to the hall.

Outside
The front of the property provides you with a well kept driveway and garage allowing for secure off road parking at all times. The rear garden boasts a generous sized lawn, patio seating area, fence surround and views overlooking the golf course.





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 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		69	76
(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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