



Guide Price £190,000 Freehold

13 MELBOURNE STREET | MANSFIELD WOODHOUSE | MANSFIELD | NG19 8QJ

BuckleyBrown
ESTATE AGENTS

*** GUIDE PRICE £190,000 - £200,000 ***

TURN KEY BUNGALOW. Nestled on the ever-popular Melbourne Street in Mansfield Woodhouse, this charming semi-detached bungalow offers a wonderful blend of comfort, style, and convenience. Ideally located close to a range of local amenities, reputable schools, and excellent transport links, it provides the perfect setting for those seeking peaceful living without compromising on accessibility.

Upon entering, you are welcomed into a spacious hallway which leads you into an inviting reception room, filled with natural light and a real sense of warmth and character—perfect for both relaxing evenings and entertaining guests. The kitchen comes complete with brand new stunning cabinetry along with all essential appliances for everyday living. Moving through from here you will be greeted by a spacious conservatory with access to the rear garden.

The property has been fully renovated to a high standard throughout, featuring two generously sized bedrooms that offer flexibility for a variety of lifestyles, whether you need additional space for guests, a home office, or hobbies. The modern bathroom has been beautifully designed with contemporary fittings, combining practicality with a stylish finish.

Externally, the property continues to impress with a low-maintenance garden, offering the perfect space to unwind, entertain, or create your own outdoor retreat. Whether you envision a peaceful haven or a sociable setting for summer gatherings, the space provides plenty of potential. The front of the property also benefits from a private driveway and a single garage tucked behind gates allowing a secure feel all year round.

Every detail has been carefully considered and tastefully decorated, allowing you to move straight in and enjoy from day one, with no work required. Call now to book a viewing!





Porch
With access into the main hallway.

Hall
Central hallway with carpeted flooring, central heating radiator, storage cupboard and leading access into;

Living Room 13'9" x 11'10"
Bright and airy living room with carpeted flooring, central heating radiator, panelled feature wall and a window to the rear elevation.

Kitchen 9'10" x 11'10"
Brand new modern fitted kitchen with matching wall and base cabinets, inset sink with drainer, worktops over, integrated appliances and herringbone flooring. Central heating radiator along with ample

room for your desired furnishings. Window to the rear along with access into the conservatory.

Conservatory 14'2" x 4'6"
Surrounding windows, herringbone flooring, central heating radiator along with an external door to the side and rear.

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

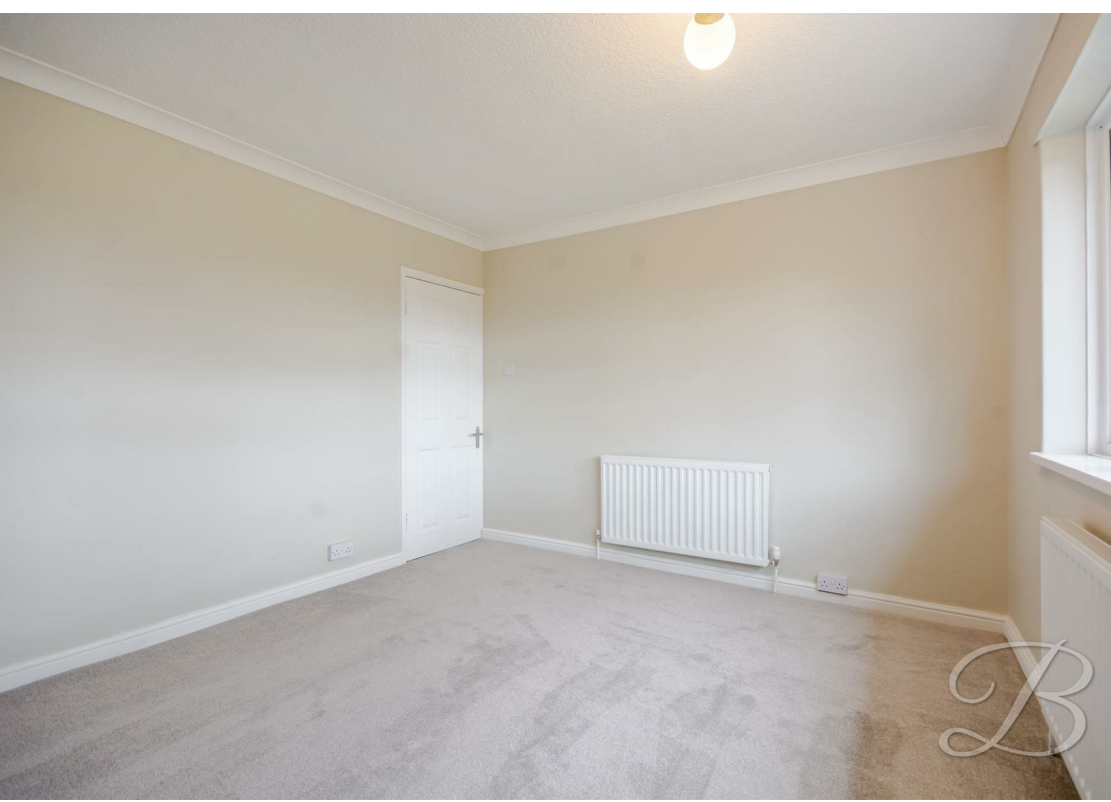
Bedroom Two 8'7" x 8'0"
Carpeted flooring, central heating radiator and a window to the side elevation.

Shower Room 6'2" x 7'3"
Three piece suite including a hand wash basin, low flush wc and a walk in shower. Window to the front elevation.



Garage 7'3" x 14'11"
Single detached bungalow accessible from the front elevation.

Outside
Gated frontage leading to a decorative gravel garden, private driveway and a single detached garage. The rear garden hosts a well maintained lawn, paved seating area, mature shrubs, access to the garage and fence surround.



Ground Floor
68sq.m/732.54sq.ft
Approx



Garage
12sq.m/125.80sq.ft
Approx

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. Specially 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			
(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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