



£185,000 Leasehold

5 GARDINERS COURT | MANSFIELD WOODHOUSE | MANSFIELD | NG19 8AW

**BuckleyBrown**  
ESTATE AGENTS

AN ELEGANT COSY COTTAGE!!!!...Nestled within the charming area of Gardiners Court, Mansfield Woodhouse, this delightful dormer cottage offers a wonderful blend of character, comfort, and convenience. Ideally suited to families and professionals alike, the location provides easy access to local amenities, schools, and transport links, making it an excellent place to call home.

Upon entering, you are welcomed into a warm and inviting living room, perfect for relaxing or entertaining guests. The well-designed kitchen combines practicality with style, making everyday cooking a pleasure. A conveniently positioned ground-floor bathroom enhances the functionality of the home. Additionally, the versatile third bedroom on the ground floor can alternatively be used as a cosy sitting room, home office, or guest space, allowing flexibility to suit your lifestyle.

The first floor offers two well-proportioned bedrooms, each benefiting from plenty of natural light and providing a peaceful retreat at the end of the day. A thoughtfully arranged first-floor bathroom serves these rooms, ensuring comfort and convenience for all occupants.

Externally, the property features a low-maintenance courtyard area, ideal for enjoying a quiet morning coffee or some outdoor seating without the upkeep of a larger garden. The home further benefits from two allocated parking spaces, adding to the overall practicality and appeal.

With its attractive layout, versatile living spaces, and convenient location, this dormer cottage in Gardiners Court presents a fantastic opportunity to enjoy comfortable living within a friendly community.





### Living Room 18'3" x 11'7"

Spacious living room with carpeted flooring with central heating radiator, and windows to the front and rear elevation.

### Kitchen 9'6" x 11'7"

Matching cabinets with ample worktop space above, integrated appliances including an oven with space for additional appliances, an inset sink, and windows to both the front and rear elevations, along with a patio door to the rear.

### Bedroom Three 9'9" x 11'2"

Spacious bedroom with carpeted flooring, central heating radiator and windows to the side elevation. Could be used as a second sitting room, currently utilised as a bedroom.

### Bathroom 6'6" x 11'10"

Three piece suite with low flush WC, bath and hand wash basin.

### Landing

Landing leading to the first floor.

### Bedroom One 15'3" x 11'10"

Spacious room with carpeted flooring, central heating radiator and velux windows.

### Bedroom Two 9'10" x 11'10"

Spacious room with carpeted flooring, central heating radiator and velux windows.

### Hall

Hallway leading to the bathroom.



### Bathroom 6'6" x 11'10"

Three piece suite with bath, low flush WC and hand wash basin with velux windows.

### Outside

Courtyard area to and designated parking space at back of property for two cars.





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. Specifically 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-81) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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.

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