



£350,000 Freehold

2 KENNET PADDOCK | MANSFIELD WOODHOUSE | MANSFIELD | NG19 9RJ

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ESTATE AGENTS

RARE OPPORTUNITY!

We are thrilled to present this fantastic property, ideally situated on a quiet cul-de-sac in the highly sought-after area of Mansfield Woodhouse. With excellent access to local schools, shops, transport links, the picturesque Maun Valley Park, and a range of amenities, this home is perfectly positioned for modern family living.

Upon entering, you'll immediately appreciate the sense of space this home offers. The light and airy living room features a charming fireplace, creating a warm and inviting atmosphere—ideal for relaxing evenings. The spacious kitchen/diner is well-equipped with a range of cabinetry and complementary worktops, offering plenty of room for meal preparation. The dining area benefits from patio doors leading out to the garden—perfect for summer entertaining and alfresco dining.

Also on the ground floor is a versatile additional room currently used as an office/bedroom, adaptable to suit your individual needs. Completing the ground floor is a stylish four-piece family bathroom and a practical utility room for added convenience.

Upstairs, you'll find three generously sized bedrooms. The master bedroom boasts fitted wardrobes, drawers, and a dressing table, along with the added luxury of a private en-suite. A separate WC on this level adds further convenience for busy mornings.

Externally, the property sits in a cul de sac, the property features a driveway providing off-street parking and access to the garage. To the rear, you'll find a lovely enclosed garden, mostly laid to lawn with mature borders and two dedicated patio seating areas—ideal for enjoying the warmer months.

Homes like this are rare to the market—don't miss your chance to view! Contact us today to arrange a viewing.





Entrance Hall
Giving access to;

Living Room 22'3" x 11'9"
Having laminate flooring, feature fireplace housing an gas fire, two windows to the front and one to side elevation and central heating radiator.

Kitchen 8'0" x 14'11"
Complete with a range of matching wall and base units with complimentary work surface over, inset one and a half bowl sink with mixer tap over, tiled splashback, eye level electric oven, gas hob with extractor hood above. There is also space and plumbing for a dishwasher, tiled flooring and access through to the dining area.

Dining Area 8'0" x 9'4"
Having a central heating radiator, tiled flooring, ample space for furnishings and patio doors leading out to the garden.

Office/Reception Room
This versatile space can be utilised to fit the new owners needs, currently being used as an office space and bedroom by the current owners. Having carpet flooring, central heating radiator and window to rear elevation.

Utility Room 5'5" x 9'10"
Having space and plumbing for essential appliances and an internet door through to the garage.

Bathroom 5'5" x 8'7"
Complete with a four piece suite



comprising of a paneled bath, low flush wc, pedestal hand wash basin and shower cubicle.

First Floor Landing
Giving access to;

Master Bedroom 17'4" x 15'5"
Having fitted furniture comprising of cabinetry and a dressing table, carpet flooring, dual aspect windows and access to its very own en-suite facilities.

En-Suite 8'2" x 8'7"
Complete with a three piece suite comprising of a shower cubicle, vanity hand wash basin and low flush wc.

Bedroom Two 12'0" x 11'10"
Having window to front elevation, fitted wardrobes, carpet flooring and central heating radiator.

Bedroom Three 9'6" x 18'0"
Having window to rear elevation, carpet flooring and central heating radiator.

WC 6'0" x 3'10"
Complete with a pedestal hand wash basin and low flush wc.

Outside
To the front of the property there is a decorative gravel area and a driveway providing ample off street parking and access to the garage. To the rear of the property there is a fenced garden which is mostly laid to lawn with mature borders and dedicated patio seating areas. This is a real retreat to enjoy in the warmer months.





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		73	78
(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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