



Offers Over £280,000 Freehold

31 BEECHDALE ROAD | MANSFIELD WOODHOUSE | MANSFIELD | NG19 9GQ

**BuckleyBrown**  
ESTATE AGENTS

## LOOKS LIKE HOME!...

Step inside this four-bedroom detached home, perfectly situated in Mansfield Woodhouse, close to excellent local amenities, schools, and transport links. Combining style, space, and practicality, this property offers a fantastic environment for modern family living.

The ground floor opens into a cosy living room, designed for relaxation and comfort, ideal for unwinding with family or enjoying quiet evenings. Double doors connect the living room to the kitchen/dining area, a bright and spacious hub with ample workspace and storage — perfect for cooking, meal prep, and family dining. Sliding doors from the kitchen lead into the playroom, a versatile space surrounded by windows with further sliding doors to the garden, offering a bright, airy area ideal for children, hobbies, or additional entertaining space. A practical utility room and convenient ground-floor WC complete this level, adding to the functionality and flow of the home.

Upstairs, the property boasts four well-proportioned bedrooms. The master bedroom benefits from a modern en-suite, providing a private retreat, while the remaining bedrooms offer flexibility for family, guests, or a home office. The family bathroom serves the rest of the rooms.

Externally, the front of the property features a laid lawn, driveway, and garage, offering secure parking and additional storage. The rear garden has been thoughtfully designed for low-maintenance living, with a patio seating area and artificial lawn creating the perfect space for entertaining, relaxing, or enjoying outdoor activities. Mature shrubs and surrounding fencing provide privacy and a tranquil atmosphere.

Call today to arrange a viewing!!!





Entrance Hall  
with access into;

Living Room 10'2" x 14'9"

With laminate flooring and a window to the front elevation. Double doors open into the kitchen/ dining room.

Kitchen/ Dining Room 10'7" x 16'2"

Complete with a range of matching cabinetry and ample worktop surfaces. It features an inset sink and drainer, integrated oven, gas hob with hood over and space for appliances. This room allows ample space for your dining furniture. With a window to the rear elevation, a door providing access into the utility room and sliding doors opening into the play room.

Play Room 10'4" x 11'0"

With surrounding windows and sliding doors opening onto the garden.

Utility Room 6'6" x 8'2"

With an inset sink and drainer, space for appliances, access to the WC and a door to the rear elevation.

WC 3'9" x 4'4"

With a low flush WC and a hand wash basin.

Landing

With access into;

Bedroom One 10'7" x 14'2"

With carpeted flooring, fitted wardrobes and a window to the front elevation. This room benefits from its own en-suite facility.



En-suite 5'2" x 5'6"

Complete with a three piece suite including a shower, low flush WC and a hand wash basin. With a window to the front elevation.

Bedroom Two 9'0" x 12'1"

With carpeted flooring and a window to the rear elevation.

Bedroom Three 8'4" x 10'3"

With carpeted flooring and a window to the front elevation.

Bedroom Four 7'0" x 8'3"

With carpeted flooring and a window to the rear elevation.

Bathroom 8'3" x 8'3"

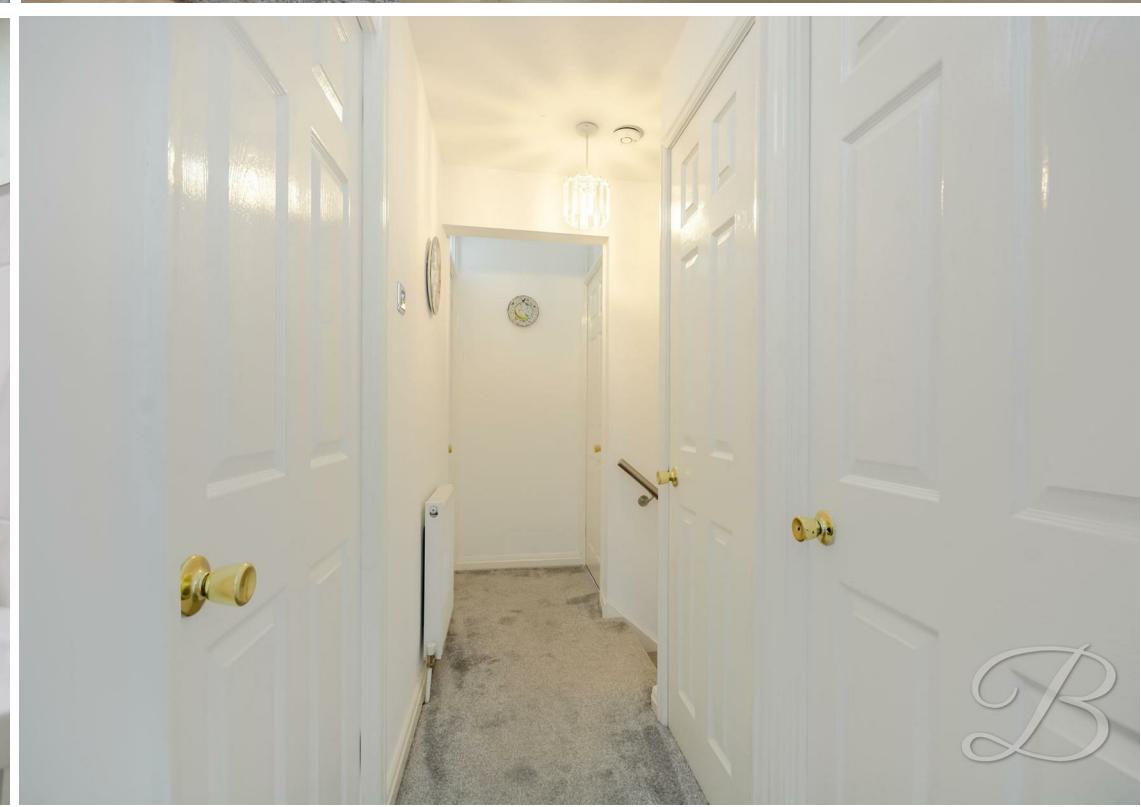
Complete with a three piece suite including a bath with an over head shower, low flush WC and a hand wash basin. With a window to the rear elevation.

Outside

The front of the property boasts a laid lawn, driveway and garage. The rear garden offers a patio seating area, artificial lawn and surrounding shrubs and fencing.

Garage 8'0" x 17'4"

Accessible from the front and rear elevation.



Ground Floor  
77 Sq.m/ 831.02 Sq.ft  
Approx



First Floor  
64 Sq.m/ 693.47 Sq.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. 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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