



£260,000 Freehold

41 WHEATFIELD CRESCENT | MANSFIELD WOODHOUSE | MANSFIELD | NG19 9HH

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A GREAT OPPORTUNITY. Nestled in the charming area of Wheatfield Crescent, Mansfield Woodhouse, this detached house presents an exceptional opportunity for those seeking a blank canvas to create their dream home. The location is ideal for families, professionals, or anyone looking to enjoy the tranquillity of suburban living while remaining conveniently close to local amenities and transport links.

Upon entering the property, you will find a well-maintained ground floor that offers a spacious layout, perfect for modern living. The open-plan design allows for a seamless flow between the living and dining areas, providing an inviting space for entertaining guests or enjoying quiet evenings at home. The bright and airy conservatory offers a wonderful space which overlooks the garden. The kitchen is a fantastic opportunity for you to design a culinary haven tailored to your tastes complemented by a handy centre island/breakfast bar. Finally, the ground floor hosts a handy downstairs wc.

Venturing upstairs, the property boasts a generous layout with ample room for personalisation. The upper floor features well-proportioned bedrooms that can easily accommodate various furniture arrangements, making it suitable for families or individuals alike. The master bedroom boasts its very own en suite while the others have access to a family bathroom off the landing.

Outside, the property benefits from a modest garden area, providing a delightful space for outdoor relaxation or gardening enthusiasts. With a little imagination, this outdoor space can become a perfect spot for al fresco dining or enjoying the fresh air on sunny days. Overall, this property is a wonderful opportunity to create a home that meets your every need in a lovely location.

Call now to book a viewing!





Hall

Window to the side and leading access into;

Living Room 12'10" x 13'6"

Spacious reception room with laminate flooring, central heating radiator, feature fireplace and a window to the front elevation. Open access leading through to the dining area.

Dining Room 7'9" x 10'0"

Versatile space fitted with laminate flooring, central heating radiator and double doors opening to the conservatory.

Conservatory 8'2" x 10'5"

Bright and airy space with surrounding windows and french doors opening onto the garden.

Kitchen 9'9" x 9'3"

Modern kitchen fitted with a range of matching wall and base cabinets, inset sink with drainer, integrated appliances and a centre island/breakfast bar with an extractor fan above. Windows to the rear along with an external door to the side elevation.

WC 2'10" x 5'2"

Fitted with a low flush wc, hand wash basin and a window to the front elevation.

Landing

With leading access into;

Bedroom One 13'11" x 18'4"

Laminate flooring, central heating radiator, built in wardrobes, en suite and a dual aspect windows to the front and side.



En Suite 8'0" x 5'2"

Three piece suite comprising of a hand wash basin, low flush wc and a shower. Window to the rear elevation.

Bedroom Two 9'2" x 10'7"

Laminate flooring, central heating radiator, built in wardrobes and a window to the rear elevation.

Bedroom Three 8'1" x 11'2"

Laminate flooring, central heating radiator and a window to the front elevation.

Bathroom 6'4" x 6'0"

Three piece suite including a hand wash basin, low flush wc and a bath with an overhead shower. Window to the rear elevation.

Garage 8'5" x 17'3"

Accessible from the front elevation.

Outside

Low maintenance frontage with a well kept lawn to one side, private driveway and a garage. To the rear you will find a well established garden which is mainly laid to lawn with a patio seating area and fence surround.





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. 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		
(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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BuckleyBrown Estate Agents

55 - 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND

23 High Street | Edwinstowe | Nottinghamshire | NG21 9QP

1 Market Place | Bolsover | Chesterfield | S44 6PN

www.buckleybrown.co.uk

t: 01623 633 633

t: 01623 633 633

t: 01246 605121

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