



Offers Over £220,000 Freehold

26 BERESFORD ROAD | MANSFIELD WOODHOUSE | MANSFIELD | NG19 8QP

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“The accommodation feels well proportioned throughout, with a layout that clearly separates the living and sleeping areas. It’s been thoughtfully arranged to create a practical, easy flow across all floors, making it perfectly suited to modern family living.”

- Luke, Valuer





A home that stands apart. From the moment you arrive, this three-bedroom semi-detached home offers a warm and inviting first impression, enhanced by its attractive setting and appealing kerb presence. Internally, the accommodation is thoughtfully arranged, blending style with practicality to create a comfortable and versatile living space. Well suited to modern family life, it provides the ideal environment for both everyday living and entertaining alike.

Step Inside

First of all, you are welcomed into a spacious entrance hall, setting the tone for the rest of the home. Moving through to the front living room, complete with a cosy fireplace that invites relaxation and warmth. The dining room, adorned with

elegant french doors, seamlessly connects to the rear garden, creating an ideal space for entertaining or enjoying family meals while basking in natural light. The fully equipped kitchen is a chef's dream, providing ample space for culinary creativity.

Ascending to the first floor, you will find three bedrooms, each offering a tranquil retreat for rest and rejuvenation, two of which benefits from their own built-in wardrobes. The contemporary three-piece suite bathroom adds a touch of modern elegance, ensuring convenience for the whole family.

The exterior of the property is equally impressive, featuring a gravel area at the front, complemented by a private driveway



and secure gates that lead to the garage. The rear garden is a true oasis, boasting a decked seating area perfect for al fresco dining, a lush lawn for outdoor activities, and decorative features that enhance its charm.

Life in Mansfield Woodhouse

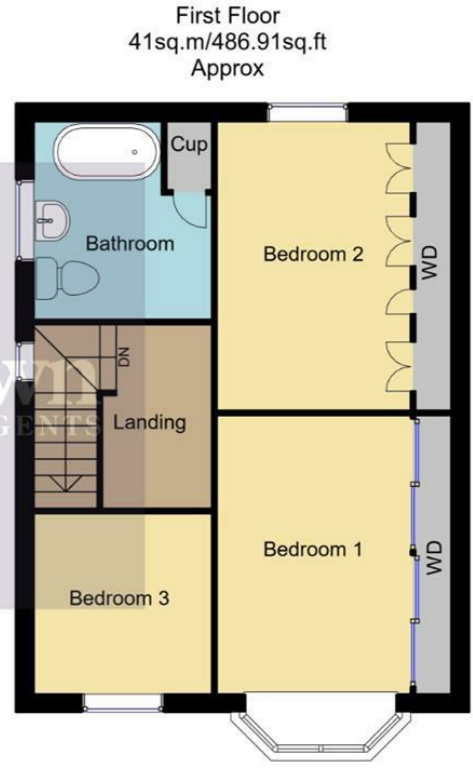
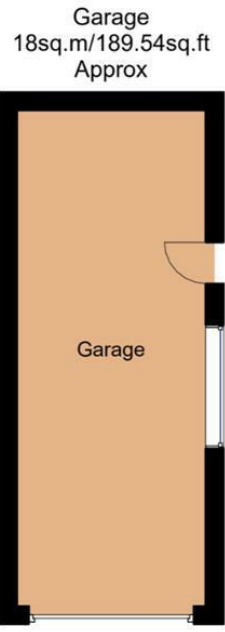
Mansfield Woodhouse is a popular and well-established suburb located to the north of Mansfield town centre, offering a pleasant residential setting with a strong sense of local character. Combining everyday convenience with access to green spaces, the area appeals to a wide range of buyers seeking a balance between town living and community atmosphere.

The area itself has a proud heritage and a welcoming feel, centred around its historic

High Street and traditional market place. Residents benefit from a variety of local amenities, including independent shops, supermarkets, schools and healthcare facilities, along with a selection of cafés, pubs and community services. This well-served environment makes Mansfield Woodhouse particularly attractive to families, first-time buyers and those looking to remain within an established community.

Surrounded by attractive countryside and green spaces, Mansfield Woodhouse is well suited to those who enjoy outdoor living. Nearby parks, woodland areas and open countryside provide opportunities for walking, cycling and recreation, while the wider Sherwood Forest area is easily accessible for longer countryside outings.





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 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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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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