



**1 Trafalgar Way  
Mansfield Woodhouse, Nottinghamshire NG19 8RJ  
£275,000**

- A VERY TASTEFULLY PRESENTED, THREE BEDROOMED DETACHED FAMILY HOME
- GAS HEATING VIA A COMBINATION BOILER AND UPVC DOUBLE GLAZING
- LIVING ROOM INCLUDING SQUARE BAY WITH SHUTTERS AND MEDIA WALL, WITH RECESSED FIRE
- MAIN BEDROOM WITH BUILT IN WARDROBES AND FULLY TILED, EN-SUITE SHOWER ROOM
- OPEN PLAN FRONTAGE AND DRIVEWAY PROVIDING ACCESS TO THE BRICK-BUILT GARAGE. ELECTRIC CHARGING POINT
- EXTRAS INCLUDE HIVE SMART HEATING CONTROLS, ALARM AND ELECTRIC GARAGE DOOR
- ENTRANCE HALL WITH COMPOSITE DOOR AND GROUND FLOOR CLOAKS (WC AND BASIN)
- HIGH GLOSS KITCHEN UNITS AND BUILT IN OVEN AND HOB (OVEN REPLACED DEC' 2025)
- TWO FURTHER BEDROOMS AND BATHROOM WITH THREE-PIECE WHITE SUITE AND HALF TILING
- REAR GARDEN WITH PATIO AND LAWN AND SUPERB ENTERTAINING AREA WITH CONCEALED BAR

## VIEWING:

and further information through our Mansfield office on 01623 422777. Alternatively, email [sales@temple-estates.co.uk](mailto:sales@temple-estates.co.uk)

## DIRECTIONS:

From Mansfield, take the A60 Woodhouse Road, which then becomes Leeming Lane South, then North. As you are leaving Mansfield Woodhouse, turn right onto The Fairways and left at the bottom of here onto Park Hall Road. Turn right onto Trafalgar Way and follow the road round to the right. The property is then on the right-hand side.

## ACCOMMODATION COMPRISSES

### ENTRANCE HALL

Composite front door, radiator, built in cloaks and stairs rising to the first floor.

### CLOAKROOM

WC and corner basin. Half tiling to the walls, radiator and UPVC window.



### LIVING ROOM

UPVC double glazed square bay, including fitted shutters. Media wall with recessed living flame electric fire. Two radiators, one with cover.

### DINING KITCHEN

Fitted with a range of high gloss base and eye level fitments, work surfaces and Quartz sink unit and drainer. Built in electric double oven (fitted in December 2025) and separate induction hob and cooker hood. Cupboard housing the combination boiler. Under stair cupboard, providing a utility area and having plumbing and work top. UPVC French doors to the rear, UPVC rear window, radiator and downlighters to the ceiling.



### FIRST FLOOR

### LANDING

Access to the loft space, with a central area of boarding. Over stair cupboard and built in storage. Radiator. UPVC elevation.

### BEDROOM ONE

UPVC double glazed front elevation with fitted shutters. Radiator. Built in double wardrobes.



### EN SUITE

Double shower cubicle, wash hand basin and WC. Full tiling to the walls, radiator and UPVC obscure glaze.

### BEDROOM TWO

Fitted double wardrobe. Radiator. UPVC double glazed rear aspect, with fitted shutters.



### BEDROOM THREE

Radiator. Fitted shutters into the UPVC double glazed window.



### BATHROOM

Comprising panelled bath, wash hand basin and WC. Half tiling to the walls, downlighters, radiator and UPVC window with shutters.



### OUTSIDE

There is an open plan frontage to the property and the driveway provides access to the brick-built

garage with electric door. Electric charging point. The enclosed rear garden includes patio and lawn and a fabulous, covered seating area, ideal for entertaining and having a fitted bar.



The property is in council tax band C (Mansfield District Council).

### PLEASE NOTE

There is a service/maintenance charge payable, which is currently in the region of £160.00 per annum. This is towards the upkeep of communal landscaped areas.

### FINANCIAL ADVICE

We offer help and advice in arranging your mortgage. Please contact this office. Written quotations available on request. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

### MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport, driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

### AS WITH ALL OUR PROPERTIES

we have not been able to check the equipment and would recommend that a prospective purchaser should arrange for a qualified person to test the appliances before entering into any commitment. MA5853/19.01.2026

