



*Arun Dale*

*Mansfield Woodhouse*



£190,000

**Chadwells**  
Estate & Letting Agents



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*Welcoming Family Residence  
Not To Be Missed...*





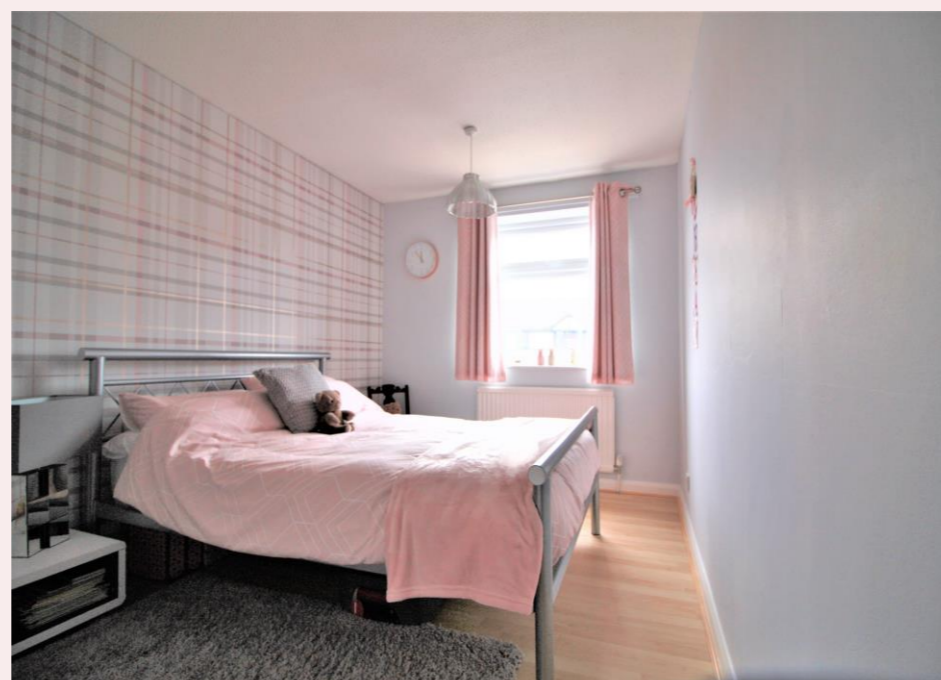
*Arun Dale*





# *Welcome*

This well presented three-bedroom detached house sits proudly on a good-sized corner plot, perfectly within Mansfield Woodhouse and is located close to local amenities and bus routes into Mansfield town centre. Internally the property boasts a lounge, dining room, modern kitchen, utility room, conservatory and cloakroom to the ground floor with the first-floor housing three well-proportioned bedrooms all with built in wardrobes and a family bathroom. Externally the property offers off road parking to the front and a fully enclosed low maintenance garden to the rear. Lovingly maintained both internally and externally this property must be viewed to appreciate all it has to offer. Contact our office today to avoid missing out!



# Step inside...

## Entrance Porch

Accessed through a uPVC glazed door and side panels, tiled flooring, uPVC window to the side aspect and ceiling light.

## Entrance Hallway

Accessed through a composite door with glazed side panel from the entrance porch and having laminate flooring, radiator, ceiling light fitting and stairs off to the first floor landing.

## Cloakroom

Fitted with a low flush WC and a pedestal hand wash basin. Vinyl flooring, obscure uPVC window to the front aspect, ceiling light fitting and radiator.

## Lounge *17' 9" x 11' 6" (5.41m x 3.51m)*

With a feature wall mounted remote controlled log effect gas fire, two radiators, TV point, two decorative ceiling lights, uPVC window to the side aspect, carpet flooring and a wooden glazed door with side panels to the conservatory.

## Dining Room *11' 0" x 10' 6" (3.36m x 3.19m)*

With a large uPVC window to the front aspect, laminate flooring, radiator, broadband and BT points, ceiling spotlights and radiator.

## Kitchen *19' 7" x 9' 7" (5.98m x 2.91m)*

Fitted with a range of base and low level wall units having square edge work surfaces over inset with a cream composite sink, drainer and mixer tap. Additional benefits include an integrated eye level electric oven, gas hob with a stainless steel extractor over and space for an upright fridge freezer. Ceiling spotlights, uPVC window to the rear aspect, radiator and laminate flooring.

## Utility Room *7' 9" x 9' 4" (2.36m x 2.85m)*

Fitted with a range of wall and base units having roll top work surfaces over inset with a stainless steel sink, double drainer and mixer tap. Additional benefits include space and plumbing for a washing machine and tumble dryer. UPVC glazed door to the rear aspect, uPVC window to the rear aspect and vinyl flooring.

## Sunroom *6' 11" x 12' 0" (2.10m x 3.66m)*

Offering the perfect place to sit back and relax this stunning conservatory over looks the maintained rear garden and benefits from French doors to the rear with glazed side panels, radiator, ceiling light fitting and laminate flooring.

## First Floor Landing

With built in storage, loft access, ceiling light fitting and carpet flooring.

## Master Bedroom *13' 9" x 9' 4" (4.19m x 2.85m)*

With built in storage/walk in wardrobe space, uPVC window to the front aspect, vanity unit with sink, radiator, pendant light fitting and carpet flooring.

## Bedroom Two *12' 0" x 7' 9" (3.66m x 2.36m)*

With built in storage/walk in wardrobe, uPVC window to the front aspect, TV point, pendant light fitting and laminate flooring.

## Bedroom Three *6' 1" x 8' 11" (1.85m x 2.73m)*

With built in storage/walk in wardrobe, uPVC window to the rear aspect, pendant light fitting and carpet flooring.

## Family Bathroom

Fitted with a four-piece suite comprising of a panel bath, wash basin in a wall mounted vanity unit, shower cubicle with mixer shower and low flush Wc. Obscure uPVC window to the rear aspect, part tiled walls, radiator, ceiling light and vinyl flooring.

## Garage

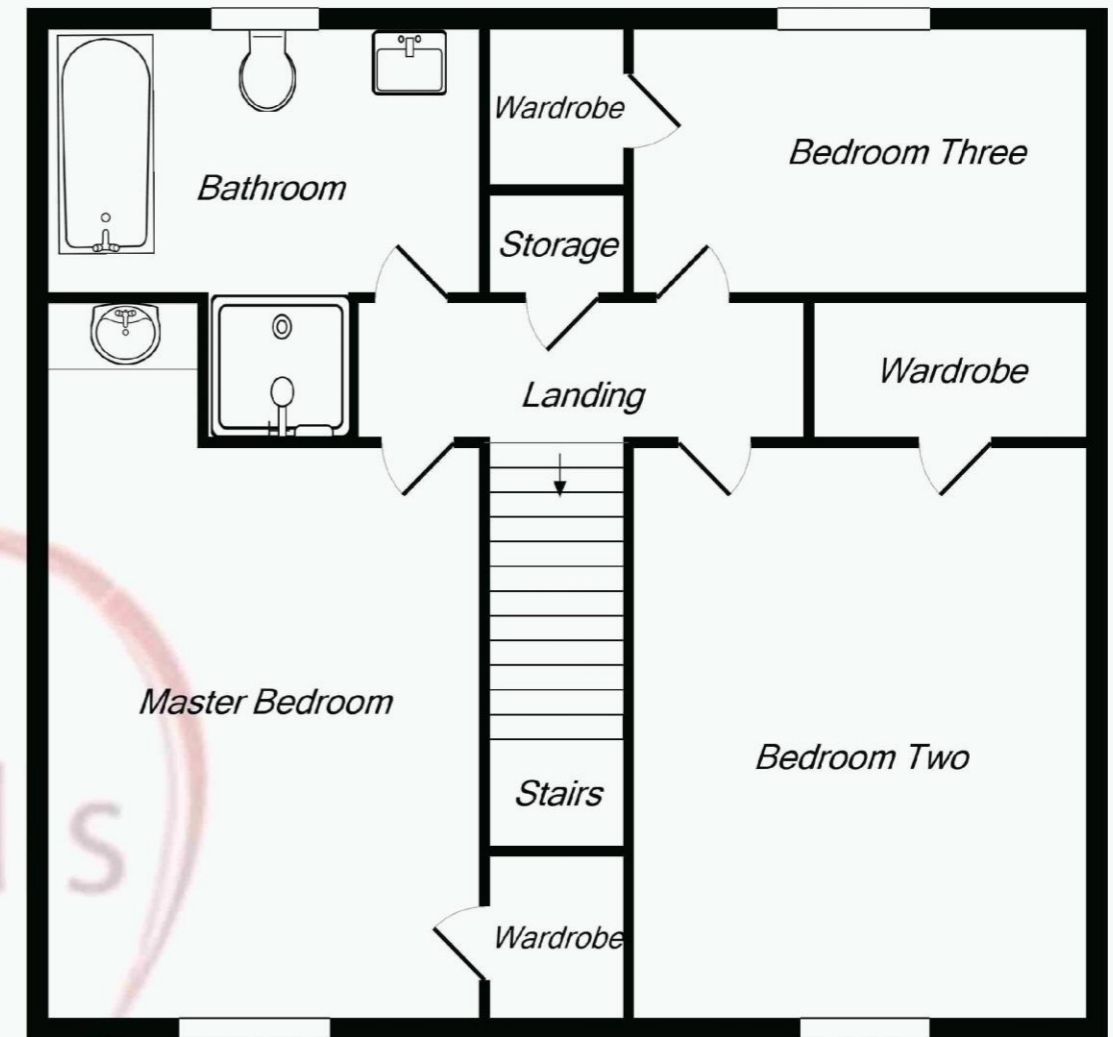
Single garage accessed through an electric remote controlled door to the front aspect. The garage houses the gas boiler and has an outside tap present.

## Externally

Sat proudly on a large corner plot the property benefits from off road parking to the front along with a stone chipping front garden, there is also an additional lawn area to the side of the property. The rear of the property is South facing and is fully enclosed with gated access to the side. Benefiting from a well maintained lawn with shrub borders and a patio area.



Ground Floor  
Approx. Floor  
Area 1715 Sq.Ft.  
(159.3 Sq.M.)



1st Floor  
Approx. Floor  
Area 976 Sq.Ft.  
(90.7 Sq.M.)

Total Approx. Floor Area 2691 Sq.Ft. (250.0 Sq.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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property, give us a call.

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The logo for Chadwells Estate & Letting Agents. It features a large, stylized red letter 'C' on the left. To the right of the 'C', the word 'Chadwells' is written in a red, serif font. Below 'Chadwells', the words 'Estate & Letting Agents' are written in a smaller, red, sans-serif font.

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