



**ASHFORD
& MOULT**
ESTATE AGENTS

£495,000
Mansfield Road
Nottingham, NG15 8FJ

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PROPERTY SUMMARY

Situated within the highly sought-after village of Papplewick, this exceptional three-bedroom detached residence offers the perfect blend of countryside living, stylish interiors and spacious family accommodation. Set back from the road behind gated access, the property enjoys a wonderful level of privacy whilst remaining conveniently positioned for local amenities, reputable schools and transport links into the town centre and surrounding areas.

The property immediately impresses with a generous driveway providing ample off-road parking for multiple vehicles, alongside a well-maintained lawned frontage and access to the garage. To the rear, the home continues to shine with a beautifully landscaped garden featuring a spacious patio seating area, turfed lawn and stunning open countryside views, creating a fantastic outdoor space for relaxing or entertaining.

Internally, the home is presented to an excellent standard throughout. A welcoming entrance hallway leads into the cosy living room, complete with a feature fireplace and a large bay window framing picturesque countryside views. There is also a wonderful open-plan sitting area with natural oak flooring flowing through into the dining room, where rear-facing windows and patio doors flood the space with natural light and provide direct access to the garden.

The hand-crafted kitchen truly acts as the heart of the home, boasting attractive shaker-style units, integrated appliances, ample cabinetry, a breakfast bar and access to a spacious utility room. The ground floor is further complemented by a convenient WC/dcloakroom.

To the first floor, the property offers three beautifully presented bedrooms, including a principal bedroom benefitting from fitted wardrobes, alongside a stylish family bathroom finished with elegant natural limestone tiles. Decorated throughout in tasteful neutral tones, this superb home is ready for any buyer to move straight into and enjoy from day one.

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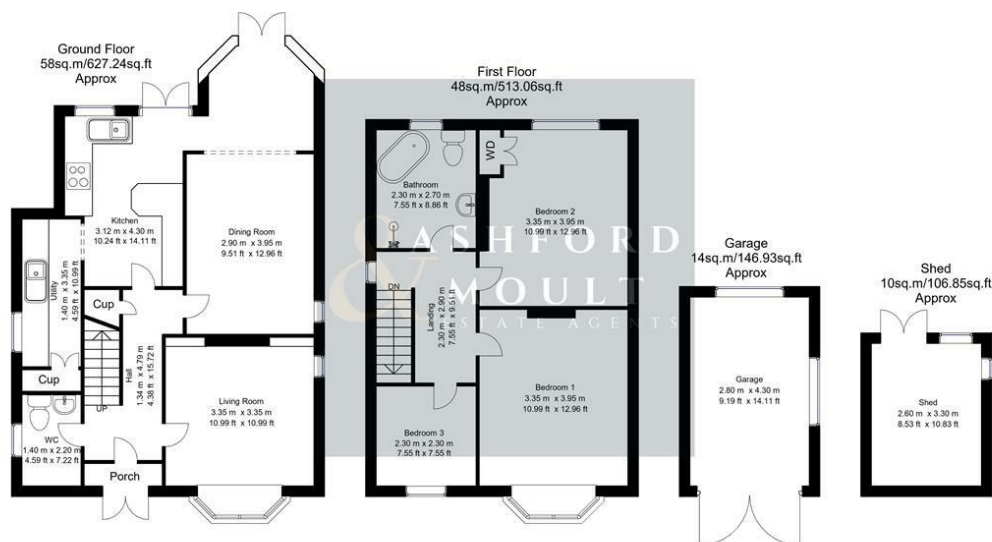








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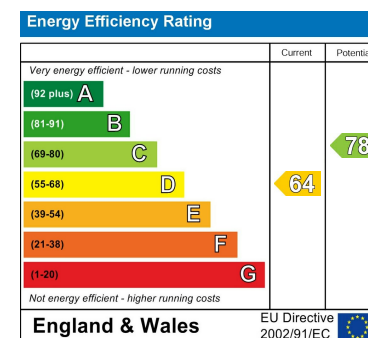


LOCAL AUTHORITY
Gedling Borough Council

TENURE
Freehold

COUNCIL TAX BAND
E

VIEWINGS
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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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