





# 25 Delamere Drive, Mansfield

Guide Price £300,000-£310,000 Freehold

SPACIOUS THREE BEDROOM DETACHED FAMILY HOME • TWO RECEPTION ROOMS & MODERN KITCHEN • DOWNSTAIRS WC & INTERGRAL GARAGE • LOVELY CORNER PLOT, WITH FRONT, SIDE & REAR GARDENS • DRIVEWAY, EPC RATING: C















## **How To Find The Property**

Take the Nottingham Road A60 out of Mansfield turning left after the speed camera onto Forest Road. Take the second right turn onto Delamere Drive, following the road round to the right, the property is then located on the left hand side clearly marked by one of our sign boards

#### Hall

Accessed via a UPVC double-glazed door to the front aspect, the entrance hall creates a welcoming first impression with its laminate flooring and stairs rising to the first floor. A central heating radiator and internal doors lead to the lounge, dining room, and kitchen, providing seamless flow throughout the home.

# **Living Room**

19' 11" x 11' 11" (6.07m x 3.63m)

The living room is a bright area, enhanced by its dual aspect UPVC double-glazed windows to the front and rear, flooding the space with natural light. A coal-effect gas fire serves as the focal point of the room, adding warmth and charm. Two central heating radiators along with TV and power points.

# **Dining Room**

10' 5" x 9' 3" (3.18m x 2.82m)

This versatile second reception room benefits from a UPVC double-glazed window to the front aspect, which allows natural light to fill the space. A central heating radiator and power points. An ideal room for formal dining or flexible use.

#### Kitchen

15' 2" x 9' 2" (4.62m x 2.79m)

This generously proportioned kitchen boasts modern wall and base units with feature downlighting, offering a sleek and contemporary feel. Integral appliances include a fridge freezer, dishwasher, and double oven. A work surface houses a one-and-a-half bowl sink and drainer unit with a mixer tap, along with a five-ring gas hob and fitted extractor above. Two UPVC double-glazed windows overlook the rear garden, creating a pleasant and bright workspace. A door leads to the rear porch, the gas central heating boiler is also housed here.

# Rear Porch Area

Providing internal access to the garage and downstairs WC. UPVC doors lead to the rear garden and kitchen, offering convenience and functionality.

# **Downstairs WC**

Fitted with a low-flush WC and wall-mounted sink unit, this convenient space features tiled walls, an electric heater, and a UPVC double-glazed window to the rear.

## Integral Garage

21' 9" x 8' 9" (6.63m x 2.67m)

Having power, lighting and up and over door. This area has potential to be converted to further living space subject to relevant permissions

## **First Floor**

#### Bedroom No 1

14' 8" x 10' 5" (4.47m x 3.18m)

This spacious double bedroom features a UPVC double-glazed window to the front aspect, filling the room with natural light. A central heating radiator and power points make this a comfortable retreat. The room also benefits from direct access to the ensuite.

## En-suite

Added approximately 10 years ago, the ensuite is a practical addition to the master bedroom. It features a sink unit with a mixer tap, a macerator low-flush WC, and a shower cubicle with bi-folding glazed doors and an electric shower. Wet wall boarding to the cubicle, a heated towel rail, and spotlights to the ceiling complete the space.

#### Bedroom No 2

12' 2" x 9' 2" (3.71m x 2.79m)

Another generous double bedroom, this room is located to the front of the property. A UPVC double-glazed window provides natural light a central heating radiator and power points are also available.

## **Bedroom No 3**

11' 8" x 9' 0" (3.56m x 2.74m)

This fantastic-sized double bedroom is situated to the rear of the property, offering elevated views of the surrounding area through a UPVC double-glazed window. The space is completed with a central heating radiator and power points

# Bathroom

The bathroom features a three-piece suite, including a pedestal sink with a mixer tap, a panelled bath, and an electric shower cubicle.

The space is finished with fully tiled walls and flooring, a heated towel rail, and a LIPVC double-placed window to the rear

## Separate WC

Fitted with a low-flush WC, half-tiled walls, and tiled flooring. A UPVC double-glazed window to the rear provides natural light.

#### Outside

The property is situated on a fantastic corner plot, offering ample space and versatility. The front features a driveway that comfortably provides off-road parking for several vehicles, with additional room at the side for a caravan or motorhome. A lawn and vegetable patch add a touch of greenery and practicality. The rear garden is thoughtfully landscaped with a patio area ideal for seating, a lawn, and dugout borders. A shed, included in the sale, offers additional storage. An outside tap and gated access to both sides of the property ensure easy movement around the home.

#### Additional Information

Tenure: Freehold Counci

Tax Band: D

Potential Buyers are to e aware that the property benefits from solar panels which are leased by a shade greener and have been in situ for approximately 11 years.





