





22 Waverley Road, Mansfield

Guide Price £335,000 - £345,000 Freehold

CHARACTER PROPERTY WITH REAR EXTENSION • OPEN PLAN KITCHEN/DINING/LIVING AREA WITH VELUX WINDOWS • SEPERATE LOUNGE AND DINING ROOM WITH FEATURE FIRES • FOUR BEDROOMS, TWO BATHROOMS AND CLOAKS/W.C • STYLISH INTERIOR AND EASILY MAINTAINED REAR GARDEN















Entrance Porch

The property is accessed via a composite entrance door with a stylish UPVC window above, leading into a welcoming entrance porch. Featuring Karndean flooring and part-tiled walls, the porch offers access to the main entrance hallway through a timber glass-panel door.

Hallway

The spacious hallway provides a warm welcome, with Karndean flooring flowing seamlessly into the lounge and kitchen areas. A central heating radiator ensures comfort, and the staircase leading to the first floor adds to the home's appeal.

Lounge

18' 6" x 13' 0" (5.64m x 3.96m)

The well-proportioned lounge is a comfortable retreat, featuring a striking half-wall with a gas fire insert as its focal point. The room is bathed in natural light thanks to a UPVC double-glazed bay window, with carpeted flooring and a central heating radiator completing the space.

Dining Room

15' 0" x 11' 11" (4.57m x 3.63m)

A second reception room, perfect for formal dining or additional living space, also benefits from a feature half-wall with a gas fire insert. Carpeted flooring, a UPVC double-glazed window, and a central heating radiator add to the inviting atmosphere.

Open Plan Family Room

17' 7" x 14' 9" (5.36m x 4.50m)

Open Plan Kitchen/Dining Area

13' 10" x 12' 5" (4.22m x 3.78m)

This spacious and extended open-plan area to the rear of the property offers an ideal setting for both cooking and socialising. The kitchen is fitted with a range of wall and base units with ample work surfaces. It includes a stainless steel sink with mixer tap, a four-ring induction hob with a double oven beneath, and an extractor fan above. The integrated slimline dishwasher and freestanding American-style fridge freezer provide added convenience. The room also features Karndean flooring throughout, as well as two Velux windows—one over the kitchen area and another over the seating area. Double glazed UPVC French doors, flanked by windows, lead to the rear garden, filling the space with light. Two central heating radiators and spotlighting to the ceiling ensure a modern and bright environment.

Side Entrance

The side entrance is accessed via a UPVC double-glazed door, leading into a space with Karndean flooring, a central heating radiator, and a fitted storage cupboard.

Cloaks/w.c

This convenient ground floor WC features a low-level WC set into a vanity unit, a wash hand basin with a mixer tap and cupboard below as well as a storage cupboard. The room is heated by a central heating radiator and features laminate flooring.

Landing

The gallery-style landing offers a bright and spacious feel, with carpeted flooring and a UPVC double-glazed window allowing natural light to flood the area. A central heating radiator and loft access with a loft ladder add to the functionality of the space.

Bedroom No.1

15' 7" x 11' 4" (4.75m x 3.45m)

A well-sized double bedroom with carpeted flooring, a UPVC double glazed window, and a central heating radiator. The room also benefits from a full-height fitted wardrobe and an inset slimline

Bedroom No.2

12' 1" x 11' 11" (3.68m x 3.63m)

Another comfortable double bedroom, featuring carpeted flooring, a UPVC double-glazed window, and a central heating radiator, as well as an inset slimline mirror.

Bedroom No.3

11' 4" x 8' 5" (3.45m x 2.57m)

A versatile third bedroom with carpeted flooring, a UPVC doubleglazed window, and a central heating radiator, ideal for use as a auest room. home office, or children's bedroom.

Bedroom No. 4

8' 7" x 6' 1" (2.62m x 1.85m)

With a window to the front, double radiator.

Shower Room

WC and wash hand basin with mixer tap, alongside a glazed corner shower unit with dual-head gravity shower. A chrome towel rail, two UPVC double-glazed windows, and Karndean flooring complete the space.

Bathroom

The family bathroom features a vanity unit with wall and base-mounted storage, a low-level WC, and a wash hand basin with mixer tap. The panelled bath, with mixer tap and shower attachment, provides a relaxing space for unwinding. A chrome towel rail, UPVC double-glazed window, and Karndean flooring add the finishing touches.

Outside

The rear garden is designed for low-maintenance outdoor living, featuring a dual-height flagged patio area with inset lighting. The garden offers plenty of seating areas, planted pots, and raised flower beds, as well as a garden shed for additional storage. There is also side access to the property via two gates.

Additional Information

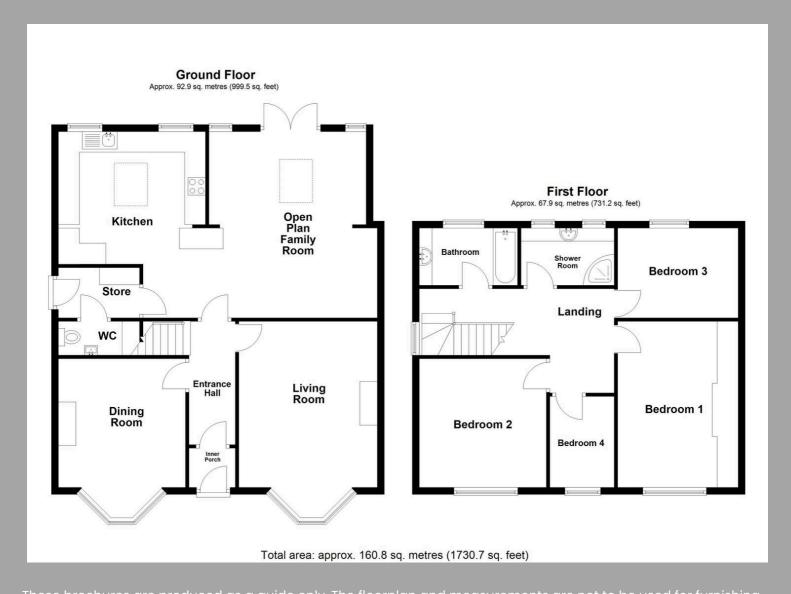
Tenure: Freehold

Council Tax Band: C









These brochures are produced as a guide only. The floorplan and measurements are not to be used for furnishing or any other purposes and are approximate.



