



WEST HILL DRIVE | MANSFIELD | NG18 1PJ



ONE FOR THE FAMILY!.. Say hello to this outstanding four/five bedroom family home, located within walking distance of the town centre, a number of schools and parks. This modern home has been impeccably maintained, and offers comfortable and contemporary living throughout. With a superb open plan ground floor that is perfectly suited for modern day families, this is a truly delightful place to call home. We can't wait to show you around!

Upon entry, you will be welcomed by an open plan living room and diner, creating a spacious and inviting atmosphere for entertaining guests and spending quality time with family. There's ample space for furnishings and homely touches here, along with a beautifully elegant neutral colour palette that makes it easy for you to add your own stamp! The kitchen is just next door and a real standout feature of the property, boasting a generous size and modern design. It is equipped with integrated appliances, including a convenient island and breakfast bar, perfect for casual meals or hosting gatherings. There's also ample space for all other appliances, ensuring maximum functionality. Not to mention an abundance of natural light that flows through the bay windows. Completing the floor is handy shower room, excellent when guests are over to visit! And let's not forget the superb cellar that boasts ample storage space.

The first floor welcomes you to four well-sized bedrooms, all featuring comfortable carpets and providing plenty of space for relaxation and privacy. Additionally, the family bathroom features a luxurious four-piece suite. The fifth bedroom is versatile and currently being used as a dressing room.

Stepping outside, you will find a wonderfully maintained garden with a lawn and patio seating area perfect for outdoor activities. Situated on a fantastic corner plot, this property enjoys a great sense of privacy and additional outdoor space. You'll also find a driveway to the property, allowing space for handy off-road parking





Entrance Hall

With central heating radiator and steps leading up to the shower room. With access into;

Kitchen 19'1" x 14'11"

Incredible open plan space with a range of gorgeous, modern base units with complementary worktop over, inset sink and drainer with mixer tap, integrated oven with hob with extractor fan above, integrated dishwasher, large kitchen island with additional storage space, breakfast bar, downlights, windows to the side and rear elevation and a door leading outside.

Utility 13'6" x 8'5"

A continuation of the kitchen with space and plumbing for both a washing machine and tumble dryer, ample worktop space with base units underneath, downlights and a bay window to the front elevation.

Living Room 19'9" x 13'6"

Incredible open plan space with central heating radiator, window to the rear elevation, and a door leading outside. With ample space for relaxing and entertaining.

Dining Area 22'4" x 8'7"

With central heating radiator, two windows to the side elevation and a bay window to the front elevation. With ample space for dining and entertaining, and stairs leading up to the first floor.

Shower Room 4'11" x 4'8"

Complete with a walk-in shower cubicle, low flush WC, hand wash basin, full-height tiling and opaque window to the front elevation.

Cellar 45'4" x 13'2"

With ample space for storage.

Landing

With fitted carpets and access into;

Bedroom One 14'0" x 8'7"

With fitted carpets, fitted wardrobes, central heating radiator and window to the front elevation.

Bedroom Two 12'9" x 9'4"

With fitted carpets, central heating radiator and window to the rear elevation.

Bedroom Three 11'3" x 9'4"

With fitted carpets, fitted wardrobe, central heating radiator and window to the rear elevation.

Bedroom Four 10'2" x 8'7"

With fitted carpets, fitted wardrobes, central heating radiator and window to the front elevation.

Bedroom Five/Dressing Room 6'11" x 7'3"

With fitted carpets, central heating radiator and window to the side elevation currently being used as a dressing room with storage.

Bathroom

Complete with a fitted bath, separate corner shower cubicle, low flush WC, hand wash basin, chrome heated towel rail, full-height tiling and opaque window to the side elevation.

Outside

Featuring a well-maintained garden to the side with patio seating area, lawn, mature surrounding shrubs and a fence surround for additional privacy. There's also a driveway to the property, allowing space for off-road parking.





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. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is given on the total square footage of the property if quoted on this plan.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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