



£300,000

MANSFIELD ROAD | WARSOP | MANSFIELD | NG20 0EA

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ESTATE AGENTS

MAKE IT YOUR OWN!...Don't miss out on the opportunity to view this spacious four-bedroom detached house standing beautifully with its stunning private driveway and garage! Located within the convenient area of Warsop, local shops and other amenities are only a short journey away!

The ground floor presents you with several areas to enjoy. Moving through to the spacious living area, you will find a bay window to the front elevation allowing for a wealth of natural daylight to flow through! Just around the corner, you will be met with the versatile dining room, which offers ample furniture space to entertain family and friends. The kitchen includes a range of matching cabinets and units with built-in appliances, perfect for practicing your culinary skills. To complete this floor you will find access to a handy downstairs WC, utility and the garage for added convenience.

Let's take a look upstairs! From the landing, you'll have access to four bedrooms, all of which offer space and flexibility to add your own stamp. Two of the bedrooms also benefit from built in wardrobes. The bathroom is just off the landing and is fitted with a four piece suite.

The outside space complements the property perfectly and presents an ample and private rear garden with patio areas and well maintained lawn. There is also a private driveway to the front of the property, providing spaces for parking, along with a garage for added storage. Call today to arrange a viewing!





#### Entrance Hallway

With leading access to;

#### Living Room 11'7" x 12'5"

Spacious living room with bay front window allowing a wealth of natural daylight to flow through.

#### Dining Room 13'8" x 9'1"

Ample furniture space with storage cupboard and access to a downstairs WC and utility for added convenience.

#### Kitchen/Dining Room 13'8" x 10'5"

Complete with a range of matching cabinets and worktop units, inset sink and drainer, integrated appliances and a window to the rear overlooking the garden.

#### WC

With hand wash basin, low flush WC and a window to the side elevation.

#### Utility 9'6" x 5'9"

Ample storage space with a window and external door to the rear elevation.

#### Landing 12'0" x 2'10"

With access to;

#### Bedroom One 17'0" x 9'2"

Spacious bedroom with windows to the front elevation.

#### Bedroom Two 11'1" x 9'2"

With a window to the rear elevation.

#### Bedroom Three 9'6" x 10'11"

With a built in wardrobe and window to the rear elevation.

#### Bedroom Four 9'6" x 10'10"

With a built in wardrobe and a window to the front elevation.



#### Bathroom 5'2" x 12'7"

Complete four piece suite comprising of a hand wash basin, low flush WC, bath and shower along with a handy storage cupboard. With a window to the rear elevation.

#### Garage 9'6" x 15'10"

Accessible from the front with a window to the side elevation and a door to the rear giving access to the utility.

#### Outside

Low maintenance frontage allowing for ample off road parking. To the rear there is a well established garden which is mainly laid to lawn, patio areas and fence surround offering a degree of privacy.



Ground Floor  
70 Sq.mt / 753.47 Sq.ft  
Approx

First Floor  
56 Sq.mt / 602.77 Sq.ft  
Approx



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. Specifically 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) <b>A</b>			<b>81</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>66</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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