



Price Guide £210,000

MILLRISE ROAD | | MANSFIELD | NG18 4YP

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GUIDE PRICE £210,000 - £220,000 - A MODERN FAMILY HOME! This three-storey three bedroom home is pleasantly situated within Berry Hill, Mansfield. The property offers a well-planned layout, with modern decor throughout. There are great transport links nearby, not to mention being ideally located close to local amenities and schools, making it a perfect family home!

As you walk through you will first of all find the kitchen which is fitted with a range of matching cabinets and units, with work surface and an inset sink along with decorative splash back tiles. Moving through to the light and airy living room which is complemented beautifully by patio doors bringing the outside inside. This is a great space for entertaining during the summer months. There is also ample space for a dining room table. Finishing the ground floor is a handy downstairs WC for added convenience. Impressed so far? Let's head upstairs where the excitement will continue!

Heading up to the first floor, you will be met with two well generous bedrooms with plenty of versatility to add your own stamp. The spacious landing in-turn provides access to a fabulous bathroom fitted with a modern three piece suite.

The second floor leads to the master bedroom which benefits from the luxury of an en suite. This room also has a built out area creating the potential for a walk in wardrobe. What's not to love?

Outside provides an enclosed garden with a well-maintained lawn and gravel seating area. This space is of a brilliant size, perfect for hosting BBQ's in the summer months. The front offers a private driveway allowing for off-road parking. Like what you see? Call now to arrange a viewing!





Entrance Hallway

With access to;

WC

Fitted with a hand wash basin and low flush WC.

Kitchen 8'3" x 9'10"

Complete with a range of matching cabinetry, inset sink and drainer, integrated appliances and splashback tiles. There is also space and plumbing for a washing machine/tumble dryer.

Living Room 15'4" x 15'10"

Spacious living room with ample furniture space, complemented by a window and patio doors to the rear giving access to the garden.

Landing

With a window to the front elevation and further access to;

Bedroom Two 9'7" x 14'11"

With carpeted flooring, central heating radiator and a window to the rear elevation.

Bedroom Three 8'9" x 10'8"

With carpeted flooring, central heating radiator and a window to the front elevation.

Bathroom 5'8" x 9'10"

Three piece suite comprising of a hand wash basin, low flush WC and a bath. With a window to the rear elevation.

Bedroom One 11'4" x 12'3"

With carpeted flooring, central heating radiator, space for a walk in wardrobe and en suite. Fitted with a window the front elevation.



En Suite 4'7" x 8'11"

Three piece suite comprising of a hand wash basin, low flush WC and shower. Fitted with a velux window.

Outside

Low maintenance frontage with a pathway leading up to the front door and private driveway allowing for off road parking. To the rear there is a well maintained lawn, gravel seating area and fence surround.





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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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B		78	
(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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