



Offers Over £235,000

35 HAMMERWATER DRIVE | WARSOP | MANSFIELD | NG20 0DJ

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ESTATE AGENTS

## A LOVELY HOME AWAITS! IDEAL FOR FIRST TIME BUYERS.

This three-bedroom semi-detached property, located in the convenient and sought-after area of Warsop, Mansfield, offers a spacious interior that would make a fantastic home for families. Let's take a look at what's on offer...

The ground floor is impressive with its generous space, starting with the large living room, perfect for adding your own personal touches, featuring sliding doors bringing the outside inside. The open plan kitchen/diner is just next door and beautifully equipped with a range of shaker style units and offers ample space for appliances, making it easy to showcase your culinary skills. Complemented by patio doors, creating a seamless transition between indoor and outdoor living.

Upstairs, you'll find three well-sized bedrooms, all of which offer a blank canvas and plenty of space to add your own touch. The bathroom is located just off the landing and features a neutral three-piece suite, with a shower over the bath for added convenience.

The garden boasts an extensive rear garden which is mainly laid to lawn with out houses which hosts a utility room with running water and electricity, there is also an outside wc which is perfect for the Summer time, mature shrubs and fence surround. To the front you will be greeted with a large driveway, securing ample off road parking!

Don't miss out – call today to schedule a viewing!







#### Entrance Hallway

With a storage cupboard, windows round the stairs and further access to;

#### Living Room 14'0" x 7'3"

Spacious room with sliding doors opening to the rear garden.

#### Kitchen/Dining Room 23'5" x 10'11"

Contemporary kitchen complete with a range of shaker style, inset sink and drainer, integrated appliances and dual aspect windows to the front and side elevations. Ample space for all of your desired furnishings, complemented by patio doors opening to the rear.

#### Landing

With further access to;

#### Bedroom One 14'2" x 10'4"

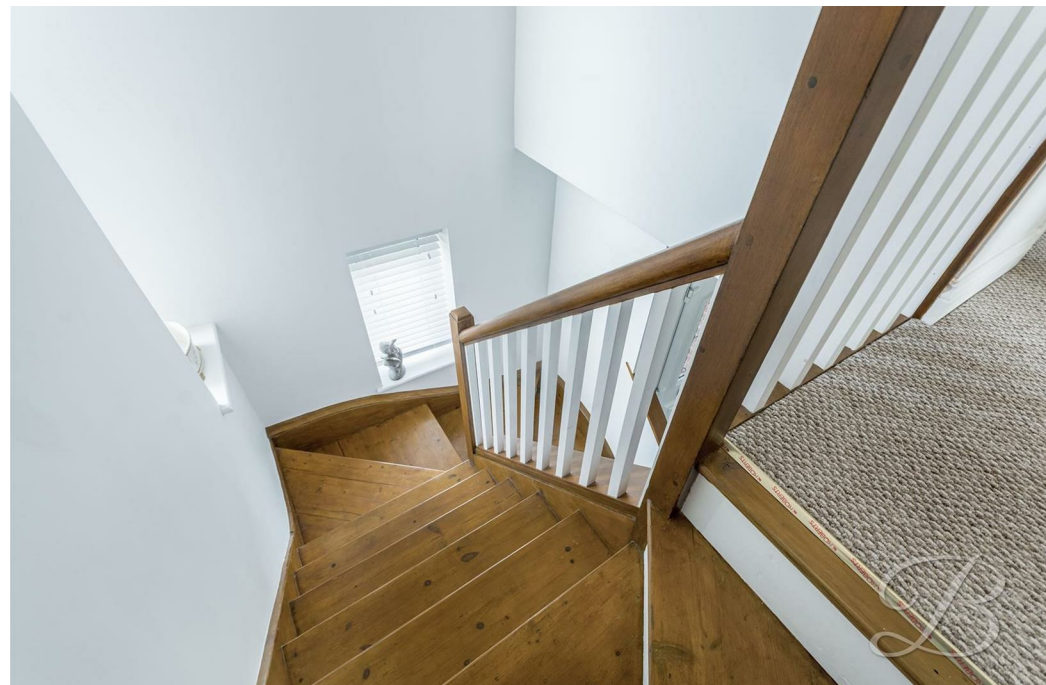
Carpeted flooring, central heating radiator, built in wardrobe and a window to the side elevation.

#### Bedroom Two 14'2" x 7'7"

Carpeted flooring, central heating radiator, built in wardrobes and a window to the rear elevation.

#### Bedroom Three 11'2" x 7'5"

Carpeted flooring, central heating radiator and a window to the side elevation.



#### Bathroom 5'8" x 5'3"

Three piece suite comprising of a hand wash basin, low flush WC and a bath with an overhead shower. Window to the front elevation.

#### Outside 100 x 34

Low maintenance lawn to the front alongside a spacious private driveway. To the rear you will find an extensive lawn with decorative shrubs and fencing.









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

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MANSFIELD  
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