



 3

 1

 2

 B

DavidJames
the estate agent

Fallow Way, Mansfield, Nottingham, NG18 6AL

Guide Price £220,000

About This Property

Ideal for professionals, young families or anyone looking for a contemporary home in a peaceful residential area, this property offers plenty of curb appeal with its fresh and modern look! Situated at the end of a peaceful cul-de-sac on a desirable new build estate, this well presented three-bedroom townhouse offers an exceptional opportunity for those seeking a stylish and low-maintenance home.

Upon entering the property into a welcoming entrance hall, you are greeted by a bright and airy lounge, ideal for relaxation or entertaining. Just off the lounge is a contemporary open-plan kitchen/dining room. The kitchen area is equipped with multiple integrated appliances including a fridge freezer, washer dryer, dishwasher, gas hob, oven and extractor fan. The sleek high-gloss white cabinetry, walnut-effect worktops and oak-effect flooring add a touch of modern luxury and there is ample space for a dining table and chairs making it perfect for family meals. French doors open out onto the rear garden flooding the space with natural light and offering seamless indoor-outdoor living.

The downstairs WC concludes the accommodation on the ground floor.

Upstairs, the property offers three well-presented bedrooms. The spacious main bedroom benefits from an en-suite shower room and contemporary oak-effect flooring. A second double bedroom and a single room provide flexibility for a growing family, home office or guest accommodation.

The rear garden is a delightful haven with an initial patio area off the French doors leading to a well-maintained lawn and a separate decked seating area at the rear. A garden shed provides additional storage.

The current owners have created an immaculate, ready-to-move-into home and viewing is highly recommended!



DavidJames
the estate agent

- Modern semi-detached home in ready-to-move-in condition
- Close to local amenities, schools and local parks
- Ideal for first-time buyers, working professionals or growing families
- Tucked away in a cul-de-sac position
- Stylish dining kitchen including high-gloss white kitchen units and multiple integrated appliances,
- Dining area to the kitchen with French doors to the garden
- Three well-presented bedrooms plus an en-suite shower room
- Downstairs WC and family bathroom
- Meticulously landscaped garden with patio and decking areas
- Two designated tandem parking spaces



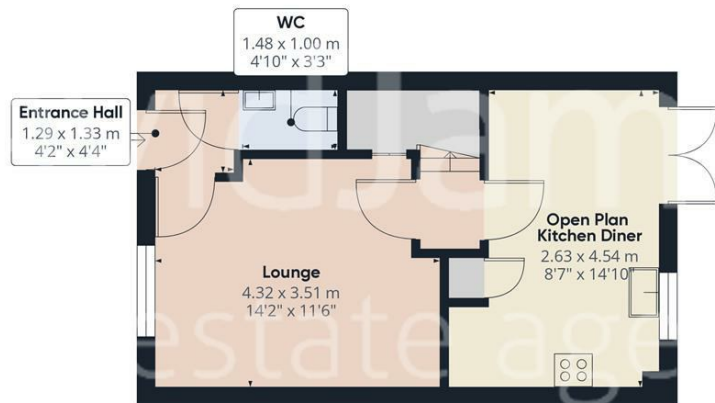
DavidJames



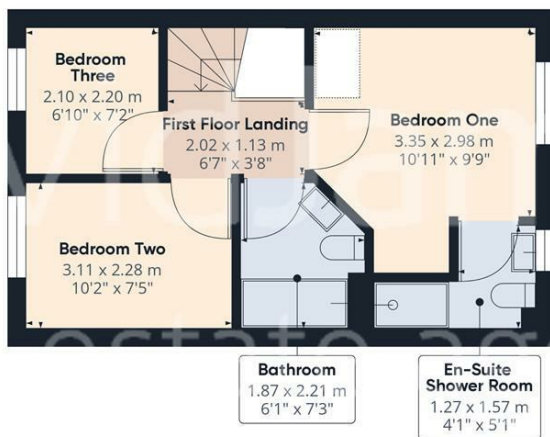
DavidJames
the estate agent



DavidJames
the estate agent



Floor 0



Floor 1



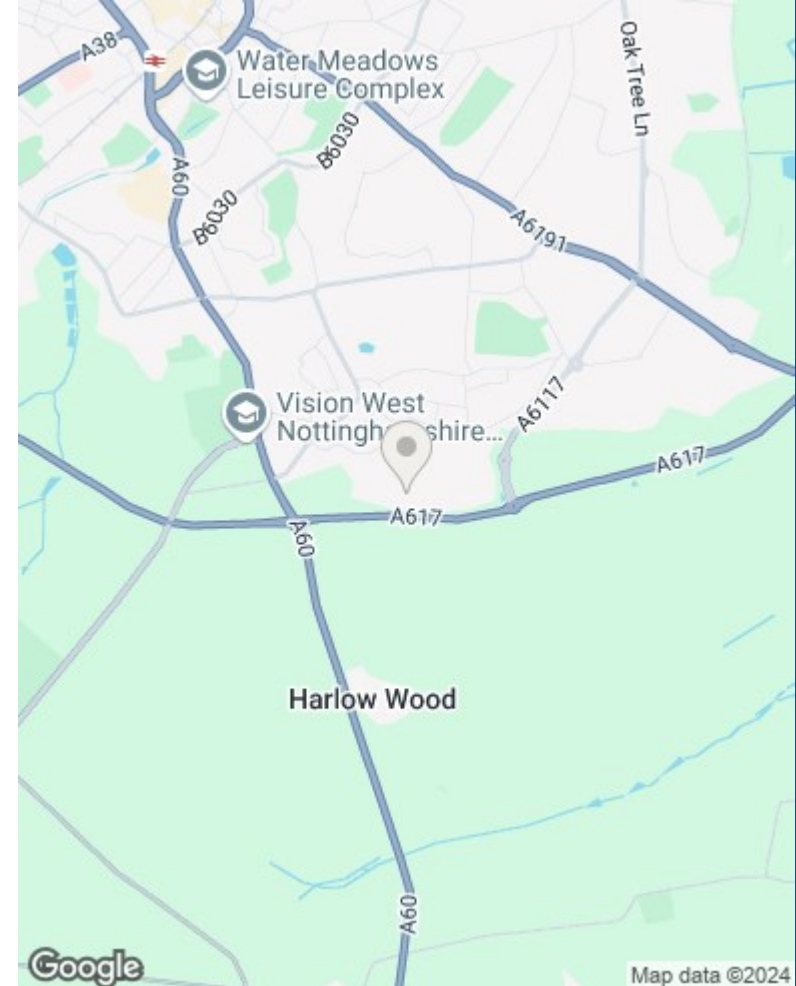
Approximate total area*
64.29 m²
692.01 ft²

(*) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of David James Estate Agents Ltd has any authority to make any representation whatsoever in relation to the property. All services, together with electrical fittings or fitted appliances have NOT been tested. All the measurements given in the details are approximate. Floor plans are for illustrative purposes only and are not drawn to scale. The position and size of doors, windows, appliances and other features are approximate only. The photographs of this property have been taken with a 10mm wide-angle lens. No responsibility can be accepted for any loss or expense incurred in viewing. If you have a property to sell you may wish to take advantage of our free valuation service. David James Estate Agents have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party company. David James Estate Agents receives the following commission from each third party supplier on a per referral basis: W A Barnes Ltd: £60 including VAT. All Moves UK Ltd: 18% including VAT of the invoice total (£107 including VAT average). MoveWithUs Limited: £188 including VAT (average).

Council Tax Band: C
Mansfield District Council
Freehold

DavidJames
the estate agent

David James Estate Agents
100 Front Street, Nottingham, NG5 7EJ
t: 0115 955 5550 e: arnold@david-james.com

naea | propertymark
PROTECTED

