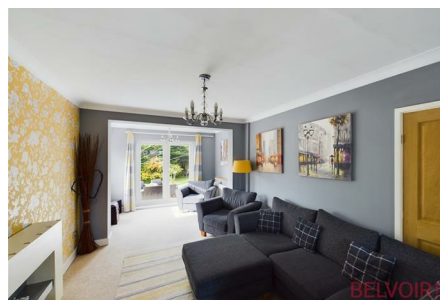


Crantock, Hermitage Avenue, Mansfield, NG18 5EG



£290,000 Freehold



A place to call home! Crantock, is a lovely family home which is perfectly located for transport links and road connections as well as a short dive to supermarkets, shops, schools as well as Kings Mill Hospital. The property comprises entrance porch leading into a spacious hallway, kitchen with dining area, a 10meter living/dining/family space with bay window to the front and French doors to the rear as well as a shower room downstairs. Upstairs there are three good sized bedrooms, the family bathroom and the landing which is a beautiful open space. To the rear of the property there is seating to patio and decked areas, lawn with mature hedges and a summer house which has been insulated and has an electric supply. To the front of the property are two driveways giving plenty of off road parking plus the single garage! This property is one not to be missed and will certainly tick alot of boxes. EPC=D Council Tax Band C

Entrance Porch 3'2" x 7'3"

Stepping through composite front door into the entrance porch which has upvc windows to the front and side with opaque stained glass, vinyl flooring and a wooden door leading into the hallway.

Hallway 15'7" x 8'1"



Stepping into the welcoming spacious hallway through original feature doorway which has radiator, stairs to the first floor with understairs storage cupboard and a great space to the right hand side which is currently used as a snug area with a window to the front.

Shower Room 5'11" x 7'0"



Recently upgraded to have oak wooden flooring, tiles to all walls and a heated chrome towel rail. Fitted with a three piece suite comprising floating sink vanity unit with drawers, wc and shower cubicle with rainfall shower.

Open Living Diner 34'7" x 10'9"



This room has multiple uses and can be used in any way to suit a family. The current dining area- has a bay window to the front elevation with stained glass, and radiator with plenty of space for a dining table. The

lounge side has a free standing electric fire as a focal feature, radiator and French doors opening onto the rear garden and a picture window to the side elevation.

Kitchen 19'8" x 7'7"



A light and bright room with windows and door to the side elevation and a picture window overlooking the rear garden. With black roll edge work tops and plenty of oak wood effect base and wall units with space for washing machine, fridge, freezer and dishwasher. Also with black sink and drainer with up and over mixer tap, integrated electric oven, gas hob with double width extractor hood. Fitted with vinyl flooring, radiator and breakfast bar area to the end of the kitchen.

Stairs & Landing



A bright space with window to the front elevation, access to the loft where the combi boiler has been fitted.

Bathroom 7'8" x 7'6"

Bedroom One
14'6" x 11'2"



A great sized main bedroom with radiator and window to the rear elevation and spot lights.

Bedroom Three
13'0" x 7'3"



A good sized third bedroom with dual aspect windows to the front and rear and a radiator.

Bedroom Two
12'6" x 10'9"



A second double bedroom with bay window to the front, radiator and ceiling spot lights.

Bathroom
7'8" x 7'6"



Recently upgraded by the current owner to have sliding door to give more space, cream wall tiles with shelving around the top with lighting, vinyl flooring, angled bath, wc and floating vanity sink with drawers for storage,. Also with chrome heated towel rail and window to the side elevation.

Rear Garden



Stepping out of the kitchen door onto a paved seating area with mature hedging to one side and access to the front of the property. The patio area in turns leads the back and side of the property and onto a decked area which can be accessed from the lounge French doors. To the side of the property there is a summer house which is fully boarded and insulated and has astro turf under canopy and electric fitted to give power and lighting. There is also a door leading into the garage. From the patio and decked there is decked steps leading onto the grassed area which has mature hedges and trees to the bottom to give a nice and private feel.

Front Garden



Parking

A bonus to the property is the parking that the property has - with two driveways one to either side of the property giving parking for 3-4 cars and also the single garage which has up and over door, power and lighting as well as a door to the rear garden.

Planning Consent

The current owner has advised he has planning permission granted which is valid for 2 more years for a loft conversion to be done.

Disclaimer

Viewings are strictly via Belvoir so please call today and arrange a viewing to avoid disappointment.

NOTE All the measurements given in the details are approximate.

NOTE 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.

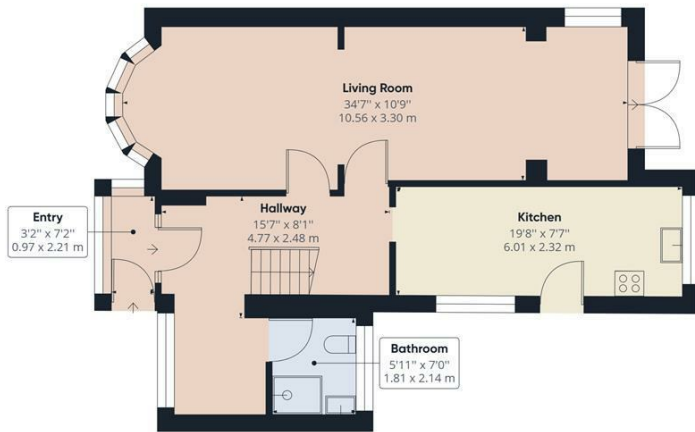
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No responsibility can be accepted for any loss or expense incurred in viewing.



Ground Floor



Floor 1

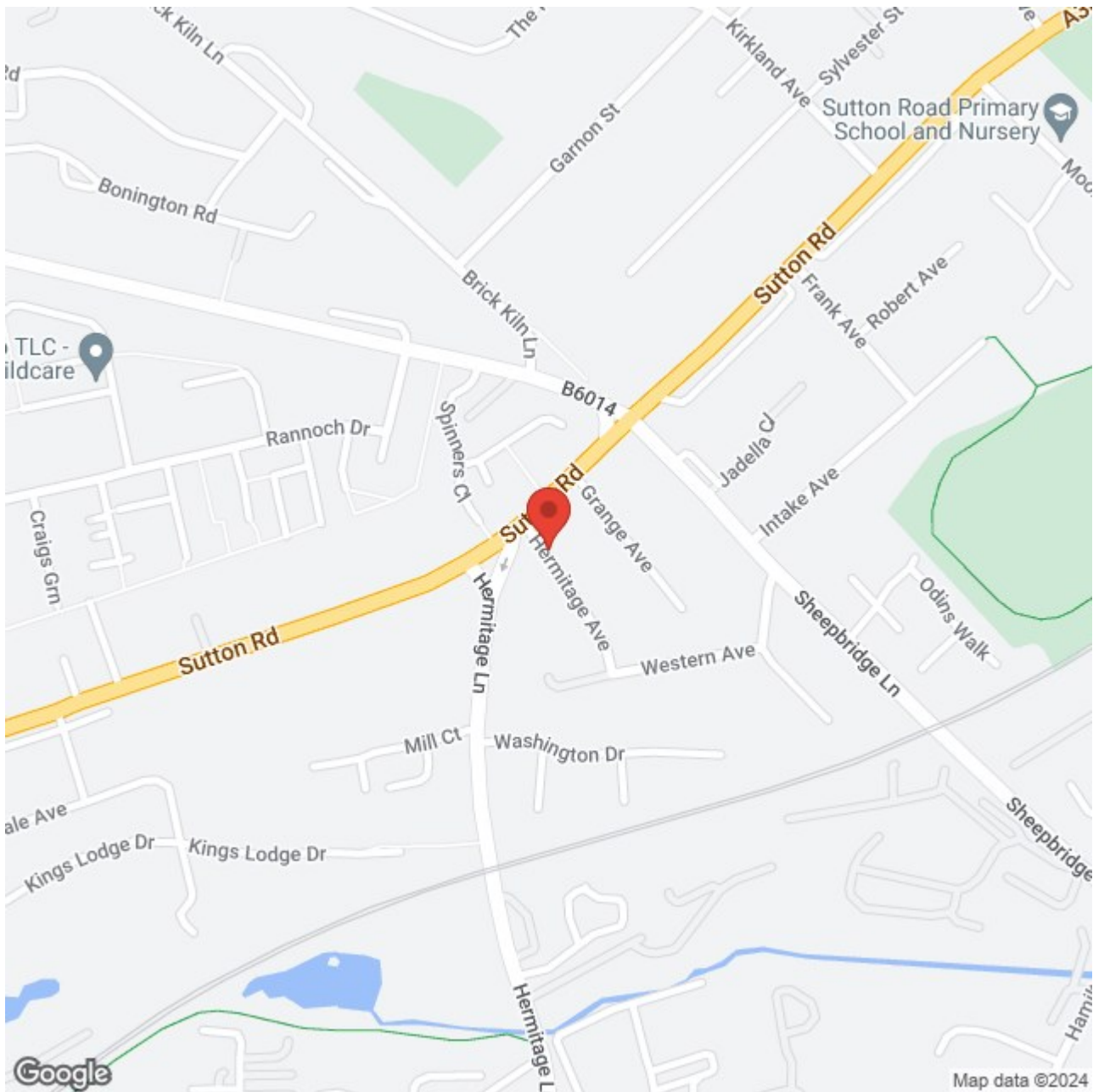


Approximate total area⁽¹⁾
1310.84 ft²
121.78 m²

(1) 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.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	