

5 Nelson Close
Mansfield, Nottinghamshire NG19 6BU
£350,000

- A FOUR BEDROOM DETACHED PROPERTY, IN CUL-DE-SAC LOCATION
- LOUNGE INCORPORATING REPRODUCTION FIREPLACE AND LIVING FLAME GAS FIRE
- FITTED BREAKFAST KITCHEN INCLUDING INTEGRATED ELECTRIC OVEN AND GAS HOB
- THREE ADDITIONAL BEDROOMS, FAMILY BATHROOM, PLUS GROUND FLOOR CLOAKROOM
- FULLY ENCLOSED REAR GARDEN, WITH SEATING AREAS AND ARTIFICIAL LAWN
- WELL PRESENTED AND INCLUDING GAS HEATING AND UPVC DOUBLE GLAZING
- DINING ROOM, OPENING DIRECTLY INTO THE SPACIOUS UPVC CONSERVATORY
- TO THE FIRST FLOOR IS THE FITTED MAIN BEDROOM, HAVING EN-SUITE SHOWER ROOM
- OPEN PLAN FRONTAGE WITH PARKING AND DRIVEWAY LEADING TO THE GARAGE
- GOOD LOCATION FOR ACCESS TO AMENITIES AND JUNCTION 28 OF THE M1 MOTORWAY

VIEWING

and further information through our Mansfield office on 01623 422777. Alternatively, email sales@davidblount.co.uk

DIRECTIONS

From the bottom of Stockwell Gate, travel clockwise along Rosemary Street. Turn left at the traffic lights onto Westfield Lane and towards the top of here, turn left onto Somersall Street. Turn left onto Redland Road, left onto Danvers Drive and right onto Nelson Close. The property is positioned in the left hand corner, with no passing traffic.

ACCOMMODATION COMPRISES

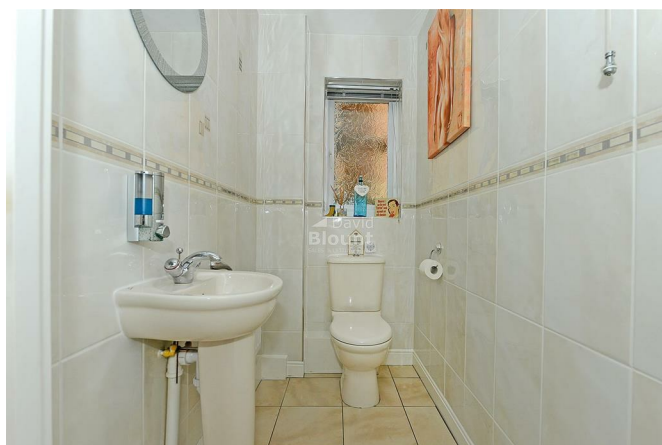
ENTRANCE HALL

Composite front door, radiator, laminate flooring and stairs rising to the first floor.



CLOAKROOM

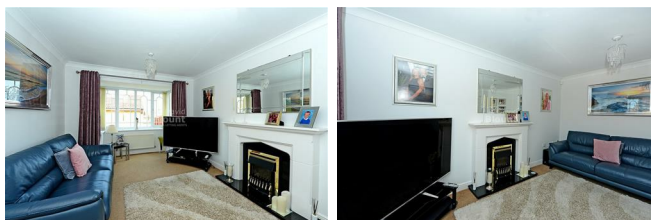
Having WC and wash hand basin. Full tiling to the walls, tiled flooring, radiator and UPVC obscure glaze.



LOUNGE

14'3 into bay x 10'8 (4.34m into bay x 3.25m)
UPVC double glazed square bay to the front,

radiator and decorative coving. Reproduction fireplace with marble hearth and insert and living flame gas fire.



DINING ROOM

9'6 x 7'7 (2.90m x 2.31m)

Radiator, coving and tiled flooring. Full opening through to the conservatory.

CONSERVATORY

13'8 x 12'7 (4.17m x 3.84m)

A contemporary room of brick and UPVC construction and 'self-cleaning blue glass' roof. Air-conditioning unit, which also acts as a dehumidifier and provides heat.



BREAKFAST KITCHEN

13'8 x 11' (4.17m x 3.35m)

Including a range of base and eye level units, work surfaces and stainless steel sink unit and single drainer. Built in electric oven, gas hob and cooker hood. Built in storage/cloaks. Tiled flooring, radiator and UPVC rear aspect.



BREAKFAST KITCHEN



FIRST FLOOR

LANDING

Loft access, airing cupboard, radiator and UPVC side elevation.



BEDROOM ONE

14'4 x 10'8 (4.37m x 3.25m)

Having a selection of fitted wardrobes and drawer units. UPVC double glazed front elevation. Radiator.



EN SUITE

Comprising corner shower cubicle, wash hand basin and WC. Full tiling to the walls, tiled flooring, chrome radiator and UPVC obscure glaze.



BEDROOM TWO

12'9 x 8'11 (3.89m x 2.72m)

Built in wardrobes, radiator and UPVC rear elevation.



BEDROOM TWO



BEDROOM THREE

10'7 x 8' (3.23m x 2.44m)

UPVC double glazed front elevation. Radiator.



BEDROOM FOUR

7'10 x 7'7 (2.39m x 2.31m)

Radiator. Rear, UPVC elevation.



BATHROOM

Three-piece suite comprising panelled bath with mixer shower to the taps and sliding screen, wash hand basin and WC. Tiled splashbacks, radiator and UPVC obscure glaze.



OUTSIDE

There is an open plan frontage to the property, providing hardstanding for a number of vehicles, as well as a lawned garden. The fully enclosed rear garden has seating areas and artificial lawn.



The property is in council tax band C (Mansfield District Council).

FINANCIAL ADVICE

we offer help and advice in arranging your mortgage. Please contact this office. Written quotations available on request. YOUR HOME IS AT RISK IF YOU DO NOT KEEP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

MONEY LAUNDERING

under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport, driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

AS WITH ALL OUR PROPERTIES

we have not been able to check the equipment and would recommend that a prospective purchaser should arrange for a qualified person to test the appliances before entering into any commitment. MA5657/3.5.2024

