



52 Delamere Drive
Mansfield, Nottinghamshire NG18 4DF
£274,000

- A THREE BEDROOMED, DETACHED PROPERTY IN THIS EVER-POPULAR RESIDENTIAL LOCATION
- UPVC ENTRANCE PORCH AND HALLWAY WITH USEFUL, UNDER STAIR STORAGE CUPBOARD
- FITTED BREAKFAST KITCHEN WITH BUILT IN OVEN AND HOB AND UPVC CONSERVATORY TO THE REAR
- THE BATHROOM THEN HAS PANELLED BATH, WASH BASIN WC AND ELECTRIC SHOWER
- THE REAR GARDEN IS AN OUTSTANDING FEATURE BUT EXTREMELY PRIVATE AND LANDSCAPED
- CLEAN AND WELL PRESENTED AND INCLUDING GAS HEATING AND UPVC DOUBLE GLAZING
- THROUGH LOUNGE/DINING ROOM, HAVING LIVING FLAME GAS FIRE WITH MARBLE HEARTH AND INSERT
- TO THE FIRST FLOOR THERE ARE TWO DOUBLE BEDROOMS AND ONE SINGLE BEDROOM WITH FITMENTS
- OPEN PLAN FRONT GARDEN AND DRIVEWAY PROVIDING ACCESS TO THE SINGLE GARAGE
- BEYOND THE GARDEN THERE ARE NO OTHER PROPERTIES, BEING THE SITE OF A FORMER CRICKET PITCH

VIEWING:

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

DIRECTIONS:

Leave Mansfield on the A60 Nottingham Road and after a short distance, take a concealed left run onto Forest Road. Further up here, turn right onto Delamere Drive. Follow the road round to the right, then to the left and the property is then on the right-hand side.

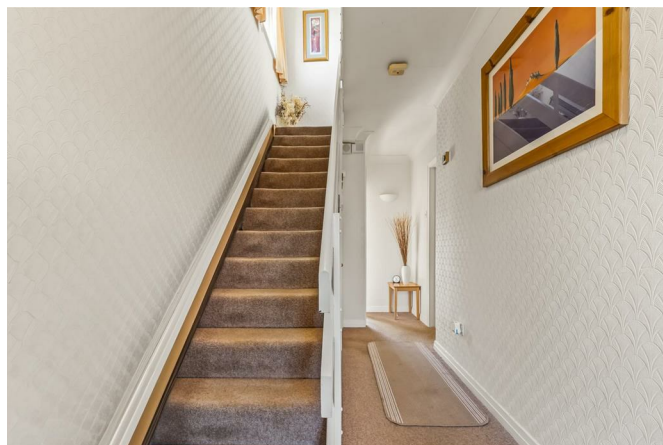
ACCOMMODATION COMPRISES

ENTRANCE PORCH

UPVC double glazed door and side panels.

HALLWAY

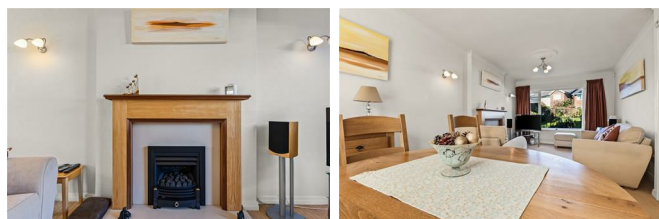
Under stair cupboard, stairs rising to the first floor and radiator.



LOUNGE/DINING ROOM

23'8" x 10'7" narrowing to 10'2" (7.22m x 3.25m narrowing to 3.10m)

Having living flame gas fire and marble hearth and insert. UPVC double glazed front elevation and double-glazed patio doors leading to conservatory. Radiator.



CONSERVATORY

8'10 x 7'1 (2.69m x 2.16m)

brick and upvc conservatory with upvc double glazed doors leading to the rear garden.



BRAKFAST KITCHEN

15'5" x 9'4" (4.71m x 2.86m)

With several base and eye level units, work surfaces and single sink unit and drainer. Built in electric oven, gas hob and cooker hood. Radiator. UPVC double glazed door and window.



FIRST FLOOR

LANDING

Loft access. UPVC double glazed aspect.



BEDROOM ONE

12'11" x 10'2" (3.96m x 3.10m)

UPVC double glazed front elevation, radiator and ceiling cornice.



BEDROOM TWO

10'5" x 10'2" (3.19m x 3.12m)

Radiator. UPVC double glazed rear elevation.



BEDROOM THREE

9'1" maximum x 6'7" (2.79m maximum x 2.01m)

UPVC double glazed front elevation, radiator and fitted over stair cupboard.



BATHROOM

Three-piece suite comprising panelled bath with electric shower over, wash hand basin and WC. UPVC double glazed obscure glaze. Radiator.



OUTSIDE

There is an open plan front garden to the property and driveway, which provides access to the single garage. The rear garden is lovely, being landscaped, well established and having central lawn. The garden is not overlooked, backing onto a former now disused for cricket pitch.



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

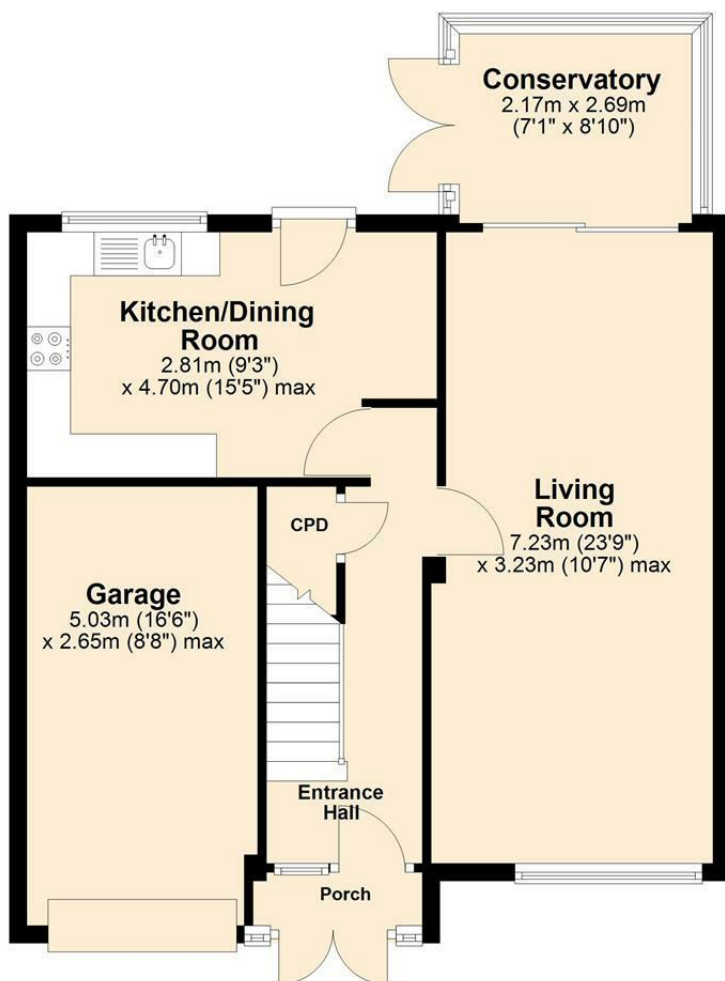
Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport, driving licence or recent utility bill. This evidence will be required prior to solicitors 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. MA6767/14.3.2025

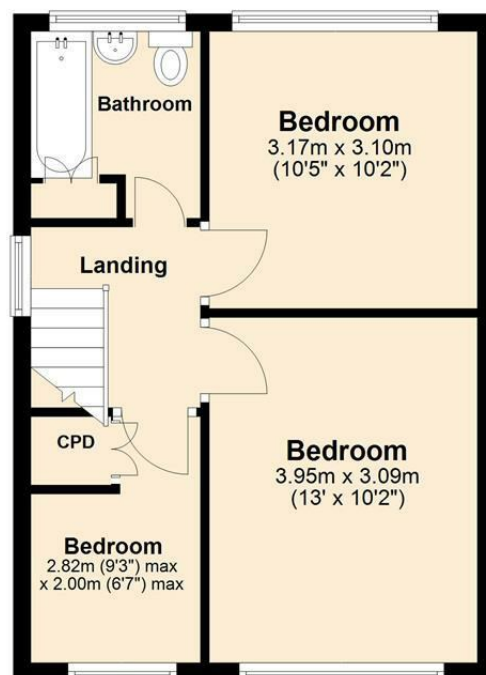
Ground Floor

Approx. 66.2 sq. metres (712.3 sq. feet)



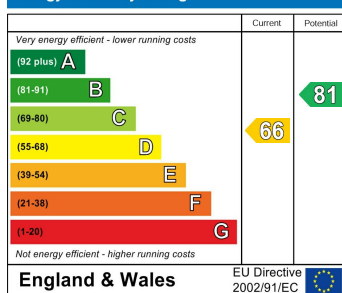
First Floor

Approx. 37.3 sq. metres (401.2 sq. feet)



Total area: approx. 103.4 sq. metres (1113.5 sq. feet)

Energy Efficiency Rating



Environmental Impact (CO₂) Rating

