

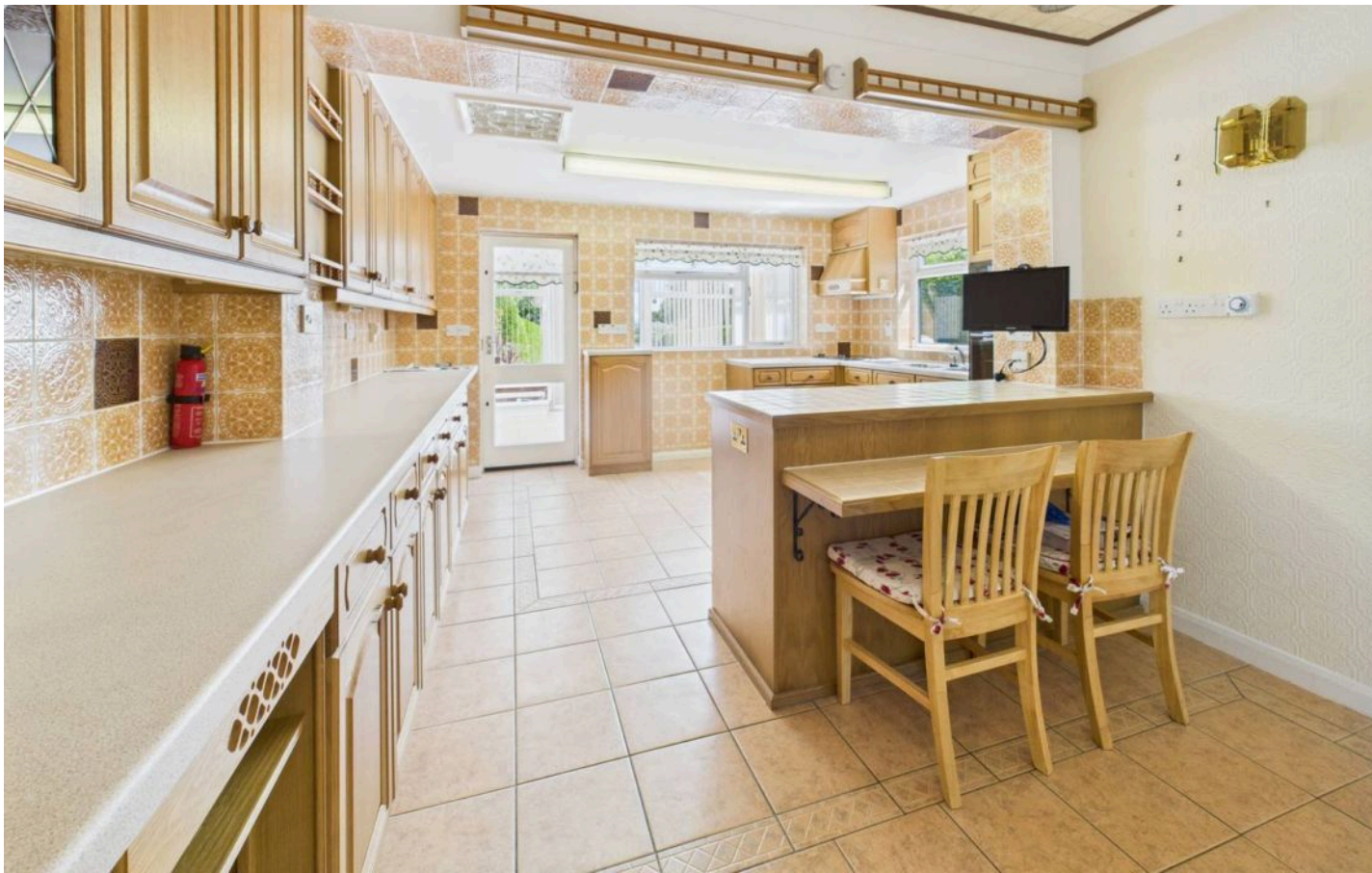


**16 Haddon Road, Mansfield, NG19 7BS**

Guide Price **£310,000**

**DavidJames**  
the estate agent





## 16 Haddon Road

Mansfield, Mansfield

Extended detached house sold with no chain on a generous plot. Thoughtfully designed layout with 3 bedrooms, lounge with fireplace, dining room. Extended dining kitchen. UPVC conservatory. Block paved driveway, garage, additional garage and gated hardstanding. Enclosed rear garden with lawn and patio areas. Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Extended detached house situated on a good sized plot and sold with no upward chain
- Three bedrooms, bedroom one with fitted wardrobes
- Entrance porch and hallway, landing with feature picture window, ground floor Wc
- Lounge with fireplace and glazed double doors leading to an adjoining dining room
- Extended dining kitchen with a range of units
- UPVC double glazed conservatory with tiled flooring and French doors to the rear garden
- First floor fully tiled bathroom with white suite, separate Wc
- Block paved driveway and garage adjacent to the property provide off street parking
- Private lane situated adjacent to the property included within the sale
- Additional garage and gated hardstanding area accessed via private lane











Floor 0 Building 1



Floor 1 Building 1

**Approximate total area<sup>(1)</sup>**

111.7 m<sup>2</sup>

1200 ft<sup>2</sup>

**Reduced headroom**

1.1 m<sup>2</sup>

12 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





## David James Estate Agents

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