



**The Esme Rock Valley, Mansfield NG18 2HA**

welcome to

## The Esme Rock Valley, Mansfield

- £1500 TOWARDS MOVING COSTS ON SELECTED PLOTS
- STAMP DUTY PAID ON SELECTED PLOTS
- MARKETING SUITE NOW OPEN
- FULLY GATED INTERCOM ENTRY DEVELOPMENT
- AIR SOURCE HEAT PUMPS

Tenure: Freehold EPC Rating: Exempt

**£350,000**

### Entrance Hallway

Front door entrance with spacious entrance hallway, storage, bedrooms & bathroom leading off opening to the open plan living/dining area & kitchen.

### Open Plan Kitchen Lounge

26' 3" x 24' 3" ( 8.00m x 7.39m )  
Fully fitted modern kitchen with integrated appliances including oven with hob and extractor, microwave, fridge, freezer, dishwasher and washer dryer.  
Granite worktops with under mounted stainless steel sink.  
Recessed low energy lighting & Zoned underfloor heating.  
Patio doors leading to the rear garden.

### Bedroom One

14' 2" x 9' 7" ( 4.32m x 2.92m )  
Fitted wardrobes with Zoned underfloor heating & recessed low energy lighting.  
Window to front aspect.  
Door leading to hallway.

### Bedrom Two

13' x 8' ( 3.96m x 2.44m )  
Zoned underfloor heating & recessed low energy lighting.  
Window to front aspect.

### Bathroom

Modern bathroom with porcelain floor and wall tiles. Heated towel rail, vanity unit with basin and mirror with lighting to the bathroom.

### Outside

A fully gated development with lighting and private intercom access.

### Gardens

Fully landscaped rear gardens with lawn, trees and hedges plus paved patio and paths.

### Garage



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#### Property Ref:

KBY108874 - 0006

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