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## 7 Ribbledale Close, Mansfield, NG18 3GW

Asking Price £445,000

- Spacious Four Bedroom Detached House
- Large Lounge, Dining Room and Conservatory
- Four Good Size Bedrooms all with Built in Wardrobes
- Driveway
- Solar Panels
- Recently Refurbished Throughout
- Downstairs W.C, Ensuite and Bathroom
- Integral Garage
- Mature Rear Gardens



# 7 Ribbledale Close, Mansfield NG18 3GW

Substantial Four Bedroom Detached House situated on a pleasant cul-de-sac.

The property has recently undergone a refurbishment project and benefits from a high spec kitchen and modern bathroom and ensuite.

The accommodation is spacious throughout and comprises; Large Lounge and Dining Room, Conservatory, Downstairs W.C, Integral Garage, Four Double Bedrooms, Ensuite and a Bathroom.

Externally there is a good size driveway to the front and a mature garden with lawn and patio to the rear.

Solar panels have recently been installed with the full benefit coming to the vendor.



Council Tax Band: D



## Main Description

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## Entrance Hall

Wood effect flooring. Doors to the Lounge, Dining Room, Office, Kitchen and Garage.

## Lounge

11'4 x 19'3

Window to the front elevation. Fireplace. Double doors to the Dining Room.

## Breakfast Kitchen

14'9 x 15'10

A range of modern base and wall units with integrated dishwasher, washing machine, electric oven, microwave and extractor. Wood effect flooring. Quartz work surfaces. Integrated LED lighting. Island unit with breakfast bar. Window and door to the rear elevation. Door to the W.C.

## Dining Room

10'7 x 9'3

French doors into the Conservatory. Radiator.

## Conservatory

11'8 x 16'8

In the process of being converted to have an insulated roof with roof windows. Two radiators. French doors into the garden.

## Office

7'4 x 7'2

Window to the rear. Radiator.

## W.C

Low level flush toilet. Sink unit. Chrome towel radiator. Window to the side.

## Garage

15'10 x 17'5

Wall mounted gas boiler. Up and over door.

## First Floor Landing

Doors to all Bedrooms and the Bathroom. Built in cupboard.

## Master Bedroom

14'5 x 14'3

Built in wardrobes. Door to the Ensuite. Radiator. Window to the front elevation.

## Ensuite

Window to the front elevation. Chrome towel radiator. Vanity unit with inset sink. Shower cubicle with raindrop head shower. Low level flush toilet. Wood effect flooring. LED mirror.

## Bedroom

11'7 x 13'8

Window to the rear. Radiator. Built in wardrobes.

## Bedroom

11'2 x 11'8

Window to the front elevation. Radiator. Built in wardrobes.

## Bedroom

6'6 x 9'5

Built in wardrobes. Window to the rear. Radiator.

## Bathroom

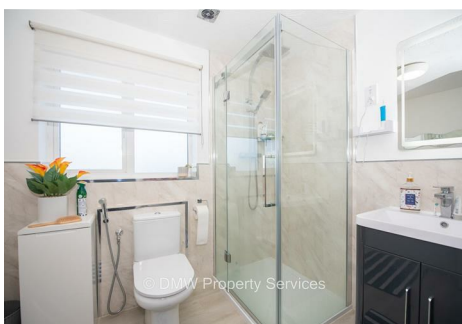
Built in shower cubicle with main water shower and raindrop head. Vanity unit with inset sink. Low level flush toilet. Extractor. Bath with mixer shower. LED mirror. Window to the rear. Chrome towel radiator.

## Exterior

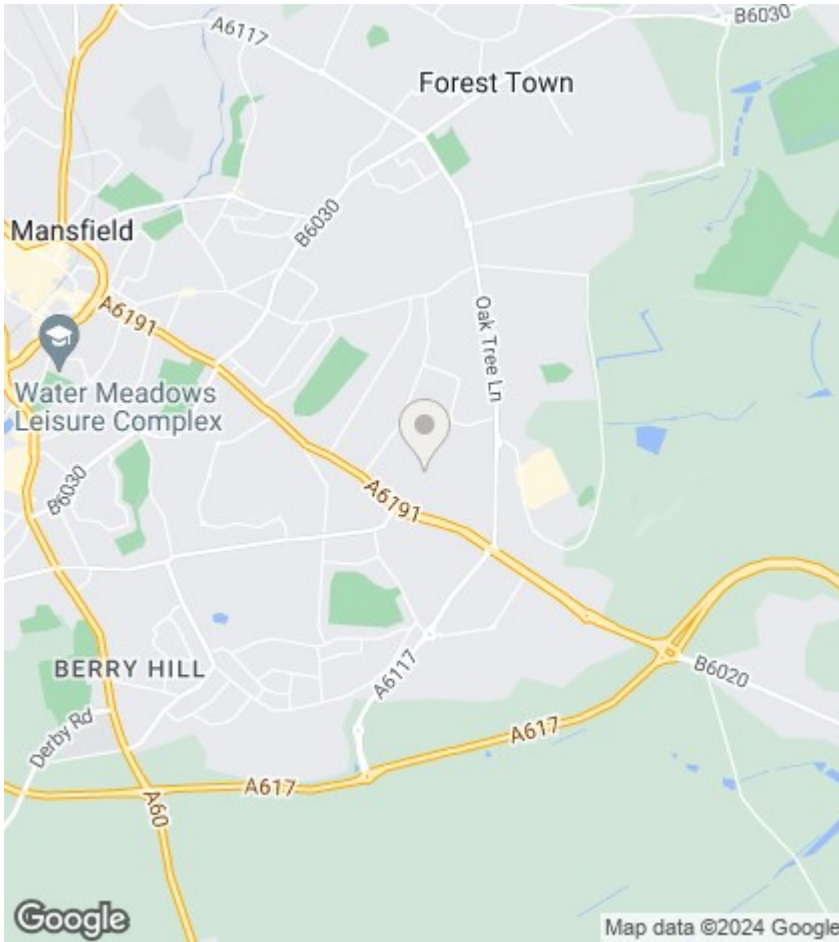
Spacious mature garden to the rear with patio and lawned area. To the front there is a spacious driveway giving access to the garage.











## Viewings

Viewings by arrangement only. Call 01159625003 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>63</b>	<b>76</b>
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

