



12 Hatfield Close, Rainworth, Mansfield, NG21 0LL

Asking Price £310,000

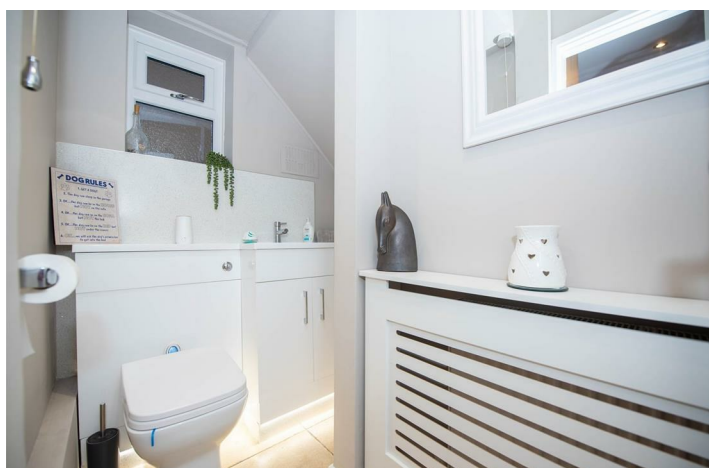
- Extended Four Bedroom Detached House
- Large Lounge and Kitchen/Diner
- Ensuite to the Master Bedroom
- Spacious Driveway to the Front and Side
- Low Maintenance Rear Garden
- Immaculate Throughout
- Downstairs W.C
- Good Size Bedrooms
- Garage

12 Hatfield Close, Mansfield NG21 0LL

Immaculate Extended Four Bedroom Detached House. Extremely Well Presented Throughout. Accommodation Comprises; Lounge, Kitchen/Diner, Downstairs W.C, Four Good Sized Bedrooms, Ensuite to the Master. Family Bathroom. Spacious Driveway to the front and side elevations. Detached Garage to the Rear. Low Maintenance Rear Gardens.



Council Tax Band: B



Entrance Hall

Lounge

14'11" x 12'11"

Wood burner. Window to the front elevation.

Radiator. Door to the Kitchen/Diner.

Kitchen/Diner

16'0" x 16'0"

Fitted with solid oak wall and base units incorporating roll edge laminate work surface inset with a one and a half composite sink/drainage having mixer tap. With space and plumbing for washing machine. Integrated appliances include fridge freezer, dish washer, Neff electric fan assisted 'hide and slide' oven/grill and a four ring induction hob having extractor fan over. The dining area has oak click flooring and the kitchen has ceramic tiled flooring. With spotlights, radiator, tiled splash back, TV and phone points. Having uPVC door with obscure glass panel to side elevation. The rear can be accessed via French doors and there is also a window to the rear allowing in ample natural light. Cleverly separated with a central island having a sealed oak work surface, book case, wine cooler, USB sockets and seating area.

W.C

7'1 max x 5'3 max

Tiled flooring. Window to the side. Vanity unit with integrated sink and hidden cistern toilet.

First Floor Landing

Doors to all bedrooms and the bathroom. Window to the side elevation.

Bedroom

11'98 x 9'43

Window to the front elevation. Door to the Ensuite.

Ensuite

6'4 x 6'4

Spacious shower area with raindrop head. Floating vanity unit inset sink. Tiled flooring. Black towel radiator.

Bedroom

12'0" x 8'0"

Window to the rear elevation. Radiator. Built in mirrored wardrobes.

Bedroom

8'11" x 6'11"

Window to the rear. Radiator.

Bedroom

6'11" x 6'0"

Window to the front. Radiator.

Bathroom

6'11" x 6'0"

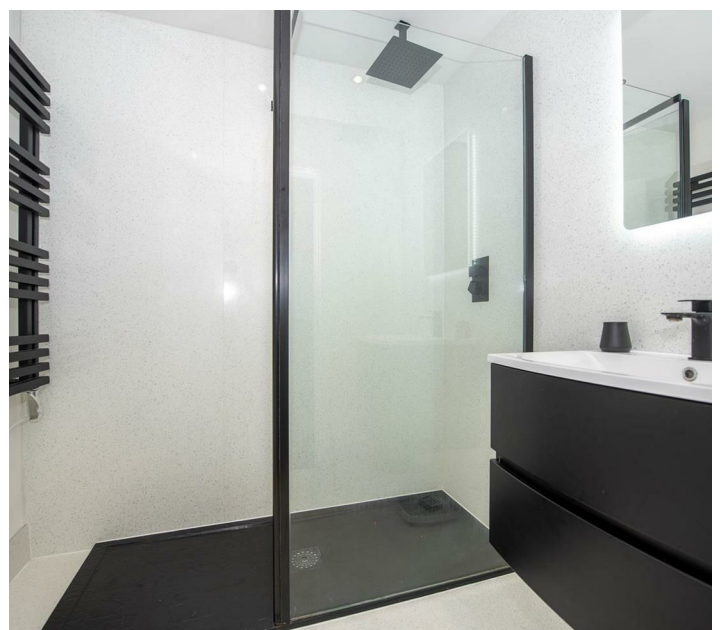
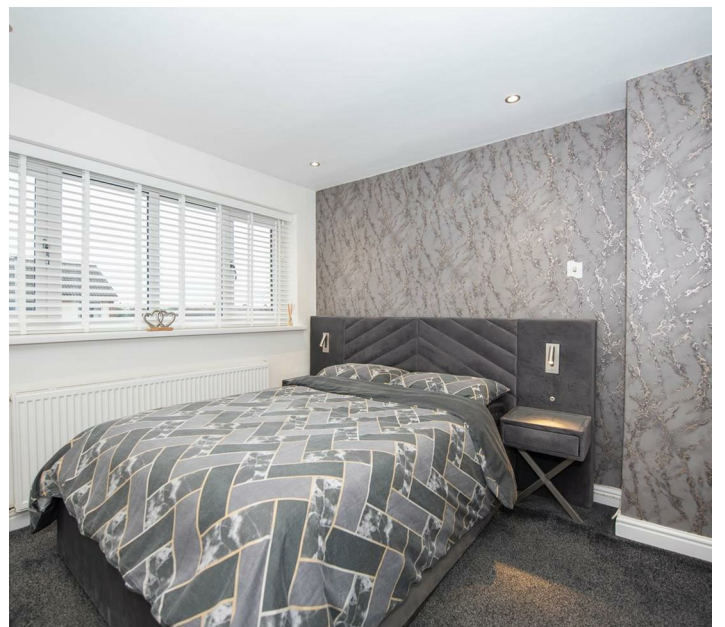
Fitted with a white p-shaped bath having mains fed shower over with additional hand held attachment and glass screen. This is complimented by a hand wash basin and a low flush WC that are both housed in a modern vanity unit. With fully tiled walls and ceramic tiled flooring benefitting from under floor heating. Having obscure uPVC window to side elevation, chrome effect towel rail, wall mounted mirror, shaver point, spotlights and extractor fan to ceiling

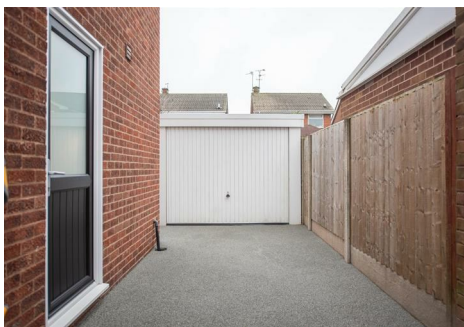
Exterior

Resin bond driveway to the front and side elevations. Low maintenance garden to the rear.

Garage

Detached. New roof. Up and over door.







Viewings

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

EPC Rating:

C

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