

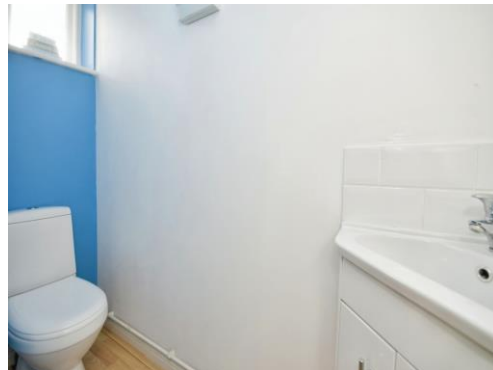


Bird Close
MANSFIELD



Bird Close MANSFIELD NG18 4AZ

for sale offers over
£230,000



Property Description

**** THE PERFECT LOCATION **** This link-detached property sits in the sought after area of Mansfield, on a quiet cul-de-sac and within walking distance to Berry Hill Park, with great road link access to the A60. Being offered with no upward chain, this property is ready to move straight into with minimal work! A viewing is recommended to appreciate this property in full but briefly comprises of; entrance hall, downstairs W.C, lounge, kitchen and spacious conservatory to the ground floor. The first floor then boasts three generously sized bedrooms and a modern fitted family bathroom. Externally the property is set back from the road with a blocked paved driveway with access to the garage, laid to lawn area and gated side access leading to the enclosed, secure and well matured rear garden. Call today to arrange a viewing!

Entrance Hallway

Accessed via front entrance door into a hallway where there is a door to the downstairs W.C and lounge.

Downstairs W.C

Having low level W.C, vanity wash hand basin with mixer tap and tiled splashbacks.

Lounge

14' 7" plus bay window x 15' 1" max (4.45m plus bay window x 4.60m max)
Having laminate flooring, electric fire, bay window to the front elevation, stairs rising to the first floor, understairs store and a door leading into the kitchen,

Kitchen

8' 5" plus door recess x 14' 7" (2.57m plus door recess x 4.45m)
Fitted with matching wall and base units with work surfaces over, inset sink and drainer, integrated electric oven with gas hob and cooker-hood over, laminate flooring, tiled splashbacks, window to the rear and door leading into the conservatory.

Conservatory

11' 8" plus door recess x 14' 1" plus door recess (3.56m plus door recess x 4.29m plus door recess)
Being of UPVC and brick construction with double glazed window, double glazed door to the rear leading to the garden and door giving access to the garage.

First Floor Landing

Having carpet flooring, loft access, airing cupboard and doors off to the bedrooms and bathroom.

Bedroom One

11' 8" plus wardrobe x 8' 2" (3.56m plus wardrobe x 2.49m)
Having window to the front elevation, laminate flooring, a radiator and built-in wardrobe.

Bedroom Two

9' 8" into recess x 8' 2" max (2.95m into recess x 2.49m max)
Having window to the rear elevation, laminate flooring and a radiator.

Bedroom Three

8' 8" x 6' 2" (2.64m x 1.88m)
Having window to the front elevation, a radiator and carpet flooring.

Bathroom

Fitted with a three piece suite comprising of a low level W.C and wash hand basin built into vanity unit, bath with mains fed shower over and glazed shower screen, tiled splashbacks, tiled flooring and obscured window to the rear.

Front

To the front the property has a block paved driveway providing off road parking leading to the entrance door and garage. The front also has a laid lawn section.

Rear

To the rear the garden is mainly laid to lawn with mature borders inset with plants, bushes and shrubs and a seated patio area.

Garage

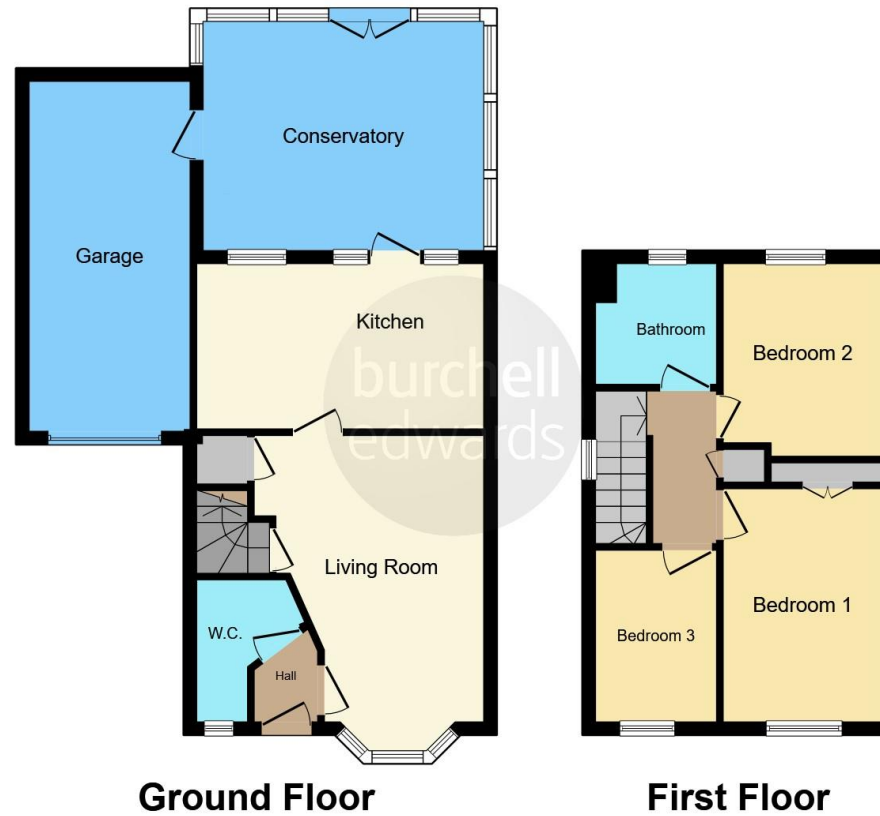
18' at door opening x 8' 2" (5.49m at door opening x 2.49m)

With up and over door, combi boiler, electric lighting and access to the conservatory.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Burchell Edwards on

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MANSFIELD NG18 1EB

EPC Rating: C

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/MFD208148



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Property Ref: MFD208148 - 0009