



Cobblestone Drive  
Mansfield

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## Property Description

A beautifully presented, three storey, three bedroom town house with driveway parking & integral garage! In brief the property comprises of; entrance hall, downstairs W.C, kitchen diner and lounge to the ground floor. The rest of the property then offers; three good sized bedrooms, two en-suites and a family bathroom over the first and second floors.

Externally the property provides off road parking and integral garage to the front along with a secure rear garden with gated access. Call today!

## Entrance Hall

With door to the front, laminate flooring and radiator.

## Kitchen Diner

12' 6" into recess plus door recess x 16' 9" ( 3.81m into recess plus door recess x 5.11m )

Fitted with matching wall & base units with work surfaces over that incorporates a one and a half stainless steel sink & drainer with mixer tap, integrated electric oven, gas hob, cooker-hood and dishwasher, space for standing fridge freezer, tiled flooring, tiled splashbacks, understairs storage, UPVC double glazed window to the rear elevation and French doors leading to the rear garden.

## Cloakroom W.C

Fitted with W.C, pedestal wash hand basin with mixer tap, tiled flooring and radiator.

## First Floor

### Bedroom One

9' 9" x 14' 10" plus wardrobe ( 2.97m x 4.52m plus wardrobe )

Two UPVC double glazed windows to the rear elevation, two built in wardrobes, carpet flooring and radiator.

### En-Suite

Fitted with shower cubicle with tiled

splashbacks, pedestal wash hand basin with mixer tap, W.C, tiled flooring and towel radiator.

## Lounge

10' 3" x 16' 10" ( 3.12m x 5.13m )

Two UPVC double glazed window to the front elevation, two radiators and laminate flooring.

## Second Floor

### Bedroom Two

10' 2" x 14' 8" into recess plus wardrobe ( 3.10m x 4.47m into recess plus wardrobe )

UPVC double glazed window to the front elevation, carpet flooring, built in wardrobes and radiator.

### En-Suite

Fitted with shower cubicle, partly tiled splashbacks, pedestal wash hand basin with mixer tap, W.C, vinyl tile flooring and towel radiator.

### Bedroom Three

9' 10" x 16' 10" into recess ( 3.00m x 5.13m into recess )

UPVC double glazed window to the rear elevation, carpet flooring and radiator.

## Bathroom

Fitted with bath with shower over, pedestal wash hand basin, W.C, tiled flooring, partly tiled splashbacks and towel radiator.

## Garage

17' 4" at door opening x 9' 2" ( 5.28m at door opening x 2.79m )

With up and over door, electric, lighting and plumbing for washer and dryer.

## Front

With driveway parking and gated access to the rear to the garden.

## Rear

A secure and enclosed garden with seated patio area, laid to lawn area and a secure fenced boundary.







To view this property please contact Burchell Edwards on

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**EPC Rating: Awaited**

Tenure: Freehold

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Property Ref: MFD208549 - 0001