



Phoenix Rise  
Pleasley MANSFIELD



# Phoenix Rise Pleasley MANSFIELD NG19 7EY

for sale offers in the region of  
**£190,000**



## Property Description

A well proportioned, semi-detached family home that sits on a quiet, modern estate with beautiful walks just a stone throw away! Situated in the heart of Pleasley, just off Terrace Lane this property sits just a stone throw away from Pleasley Pit Country Park & Local Nature Reserve, ideal for those morning dog walks! In brief the property comprises of; entrance hall, kitchen diner with French doors to the rear garden, downstairs W.C and lounge to the ground floor, The first floor then boasts three well proportioned bedrooms with en-suite shower room to the master and fitted family bathroom.

Externally the property offers a secure and enclosed rear garden that is mainly laid to lawn with gated side access, the perfect garden retreat! The front then provides good off road parking, sitting on a corner plot with great curb appeal!

## Entrance Hallway

Accessed via composite door to the front elevation, understairs storage cupboard and a radiator.

## Cloakroom/ W.C

Having W.C, pedestal wash hand basin with mixer tap over, vinyl flooring and UPVC double glazed window to the rear.

## Lounge

15' 3" plus door recess x 10' 1" ( 4.65m plus door recess x 3.07m )

Having french doors to the rear elevation, UPVC double glazed window to the front, carpet flooring and a radiator.

## Kitchen

Irregular Shaped Room 15' 3" x ( 4.65m x )

Having matching wall and base units with work surfaces over that incorporates a one and a half bowl stainless steel sink and drainer with mixer tap, plumbing for washing machine, space for fridge freezer, integrated gas hob, electric oven and cooker hood, tiled and glass splashbacks, tiled flooring, UPVC double glazed french doors to the rear and UPVC double glazed window to the front

elevation.

## First Floor Landing

Having UPVC double glazed window to the front, carpet flooring and loft access.

## Bedroom One

.11' 4" Into recess x 9' 9" Plus recess ( 3.45m Into recess x 2.97m Plus recess )

Having UPVC double glazed window to the front, laminate flooring and a radiator.

## En Suite

Having a shower cubicle with rainfall shower and tiled splashbacks, pedestal wash hand basin with mixer tap, W.C, a radiator and UPVC double glazed window to the rear.

## Bedroom Two

Irregular Shaped Room 7' 6" x ( 2.29m x )

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

## Bedroom Three

Having UPVC double glazed window to the front, carpet flooring, a radiator and airing cupboard.

## Family Bathroom

Having a bath with mixer tap, pedestal wash hand basin, W.C, laminate flooring and UPVC double glazed window to the rear.

## Front

To the front of the property is a driveway providing off road parking with gated side access leading to the rear.

## Rear

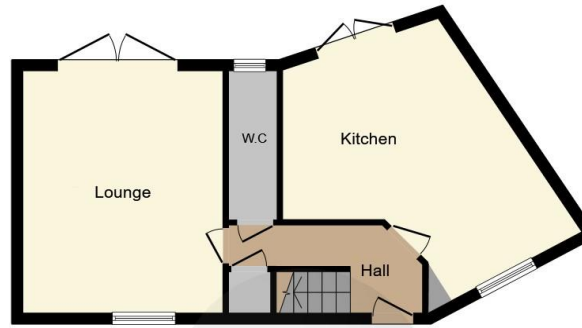
To the rear the garden has a secure fence boundary with artificial grass, seated patio

area and a shed.









**Ground Floor**



**First Floor**

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**T 01623 627727**  
**E [Mansfield@burchelledwards.co.uk](mailto:Mansfield@burchelledwards.co.uk)**

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MANSFIELD NG18 1EB

EPC Rating: C

Tenure: Freehold

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