



Parliament Road  
Mansfield







### Property Description

RENOVATED TO THE HIGHEST OF STANDARDS!!

This detached property offers everything you needs, from the outdoor area that is perfect for entertaining to the high-quality fixtures and fittings.

Located in the sought after area of Mansfield, this property sits beautifully on a corner plot and stand out way above the rest. In brief the property comprises of, entrance hall, lounge, dining room, downstairs bedroom, shower room and a modern kitchen with top of the range appliances to the ground floor. The first floor then offers two double bedrooms and a fitted family bathroom.

Externally you have off road parking for two vehicles, stunning front lawn area and a secure & private patio area to side, which gives access to the garage where there is plumbing for a W.C. The property also benefits from having an EV charge point and has been insulated throughout!

Call today to arrange a viewing.

### Entrance Hallway

Accessed via composite door to the front elevation with laminate flooring and stairs to the first floor.

### Lounge

14' 11" x 11' 11" into chimney breast ( 4.55m x 3.63m into chimney breast )

Having UPVC double glazed window to the side elevation, a radiator, electric fire with marble surround and carpet flooring.

### Dining Room

14' 10" x 9' 11" ( 4.52m x 3.02m )

Having UPVC double glazed windows to the front and rear elevation, laminate flooring and a radiator.

### Kitchen

17' 9" plus recess x 7' 7" plus recess ( 5.41m plus

recess x 2.31m plus recess )

Fitted with matching wall and base units with quartz work surfaces incorporating a composite sink and drainer with mixer tap, range of integrated Nef appliances including a five ring induction hob, microwave oven and warming tray, integrated dryer, down spot lights, cooker hood extractor, wall mounted radiator, sky lights, laminate flooring, UPVC double glazed window to the front elevation and composite door to the side elevation.

### Shower Room

Having a walk-in shower with rainfall shower head, vanity wash hand basin and W.C, panelled splashbacks, vinyl flooring, extractor fan, towel radiator and UPVC double glazed opaque window to the rear elevation.

### Bedroom Three

.8' 4" x 8' 5" ( 2.54m x 2.57m )

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

### First Floor Landing

Having a window to the front elevation, storage cupboard and carpet flooring.

### Bedroom One

9' 9" max x 12' 1" into recess ( 2.97m max x 3.68m into recess )

Having UPVC double glazed window to the side elevation, radiator, carpet flooring and fitted wardrobes.

### Bedroom Two

9' 11" x 10' ( 3.02m x 3.05m )

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

### Family Bathroom

Having bath with rainfall shower and mixer tap over, vanity wash hand basin with mixer tap, low level W.C, tiled flooring, window and a radiator.

## Outside

To the front of the property is a lawned area, EV point and patio stone steps with gated access leading to a further garden area.

To the rear the garden has a raised patio area, raised planters, access to the garage and fenced boundary.

## Garage

18' 4" at door opening x 8' 11" ( 5.59m at door opening x 2.72m )

Having an up and over door, light and power, plumbing for a W.C and wash hand basin.













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To view this property please contact Burchell Edwards on

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EPC Rating: D Council Tax  
 Band: C

Tenure: Freehold

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Property Ref: MFD208753 - 0013