



17 Endor Road, Mansfield, Nottinghamshire,
NG18 6BH

Offers In The Region Of £400,000

Tel: 01623 626990

 **RICHARD
WATKINSON**
PARTNERS
Surveyors, Estate Agents, Valuers, Auctioneers

- Modern Detached Family Home
- 4 Bedrooms
- Spacious Lounge & Separate Study
- Utility & Downstairs WC
- Southern Edge of Mansfield
- Built by Avant Homes in 2022
- En Suite & Family Bathroom
- Open Plan Living/Dining/Kitchen
- Driveway & Good Sized Detached Garage
- Viewing Highly Recommended

A modern four bedroom detached family home with a detached garage, positioned on the edge of this new development of impressive new homes on the southern edge of Mansfield within easy access to the transport network.

The property was built by Avant Homes in 2022 to their Swanbrook house type which provides a spacious internal layout of family living accommodation arranged over two floors and a good sized separate detached garage.

The property is presented in immaculate condition throughout with the benefit of gas central heating and UPVC double glazing. The ground floor living accommodation comprises an open plan entrance hall leading through to a superb open plan living/dining/kitchen with integrated appliances and bi-folding doors leading out onto the rear garden. There is a utility, downstairs WC, a spacious dual aspect lounge and a separate study. The first floor landing leads to a master bedroom with a modern en suite. There are three further bedrooms and a modern family bathroom.

OUTSIDE

Externally, there is a low maintenance front garden with gravel and plants adjacent to a driveway to the side of the house providing off road parking for two cars leading to a good sized detached garage equipped with power and light. To the rear of the property, there is a paved patio, a feature pergola beneath a second patio with gravel surround. There are lawns and a third seating area with a decked patio at the end of the garden.

A MODERN COMPOSITE FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

ENTRANCE HALL

19'4" x 6'7" (5.89m x 2.01m)

With radiator, laminate floor, understairs storage cupboard and stairs to the first floor landing.

STUDY

9'4" x 8'5" (2.84m x 2.57m)

With radiator, laminate floor and double glazed window to the front elevation.

LOUNGE

21'10" into bay x 11'6" (6.65m into bay x 3.51m)

A spacious dual aspect reception room, with radiator, laminate floor, double glazed window to the rear elevation and double glazed bay window to the front elevation.

OPEN PLAN LIVING/DINING/KITCHEN

22'7" x 12'3" (6.88m x 3.73m)

A superb, modern, open plan living/dining/kitchen, having a range of modern cabinets comprising wall cupboards, base units and drawers complemented by wood effect work surfaces. Inset 1 1/2 bowl stainless steel sink with drainer and mixer tap. Integrated stainless microwave, separate single oven and a four ring induction hob with stainless steel splashback and extractor hood above. Integrated fridge/freezer and integrated dishwasher. Laminate floor, radiator, double glazed window to the rear elevation and bi-folding doors lead out onto the rear garden.

UTILITY

6'4" x 3'9" (1.93m x 1.14m)

With plumbing for a washing machine, single base unit, wood effect work surfaces, radiator and laminate floor. Connecting door to:

DOWNSTAIRS WC

6'4" x 5'3" (1.93m x 1.60m)

Having a modern two piece white suite comprising a low flush WC. Wall hung wash hand basin with chrome mixer tap. Floor-to-ceiling tiling to two walls, radiator, laminate floor, extractor fan and obscure double glazed window to the side elevation.

FIRST FLOOR LANDING

12'9" x 12'0" max (3.89m x 3.66m max)

With airing cupboard/storage cupboard housing the combi boiler. Radiator, loft hatch and double glazed window to the rear elevation.

MASTER BEDROOM 1

19'4" max x 11'9" max (5.89m max x 3.58m max)

A spacious dual aspect master bedroom suite with ample room for freestanding wardrobes. Radiator and double glazed window to the front elevation.

EN SUITE

7'5" x 5'4" (2.26m x 1.63m)

Having a modern three piece white suite with chrome fittings comprising a tiled shower enclosure. Wall hung wash and basin mixer tap. Low flush WC. Radiator, part tiled walls, extractor fan and obscure double glazed window to the side elevation.

BEDROOM 2

13'7" x 9'5" (4.14m x 2.87m)

A good sized second double bedroom with radiator and double glazed window to the front elevation.

BEDROOM 3

12'4" x 10'0" (3.76m x 3.05m)

A third double bedroom with radiator and double glazed window to the rear elevation.

BEDROOM 4

8'9" x 6'3" (2.67m x 1.91m)

With radiator and double glazed window to the front elevation.

FAMILY BATHROOM

6'9" x 6'4" (2.06m x 1.93m)

Having a modern three piece white suite with chrome fittings comprising a panelled bath with mixer tap and shower over. Wall hung wash and basin with mixer tap. Low flush WC. Radiator, part walls, extractor fan and obscure double glazed window to the side elevation.

DETACHED GARAGE

20'4" x 10'7" (6.20m x 3.23m)

A good sized detached garage with power and light points. Up and over door.

VIEWING DETAILS

Strictly by appointment with the selling agents. For out of office hours please call Alistair Smith, Director at Richard Watkinson and Partners on 07817-283-521.

TENURE DETAILS

The property is freehold with vacant possession upon completion.

SERVICES DETAILS

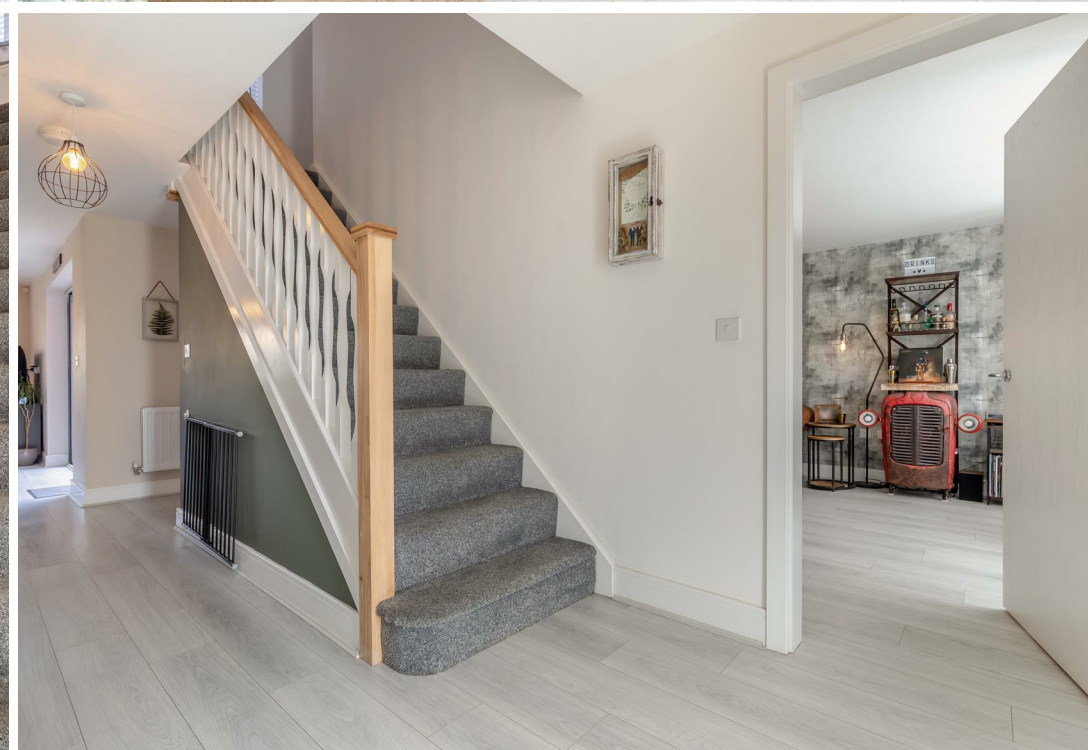
All mains services are connected.

MORTGAGE ADVICE

Mortgage advice is available through our independent mortgage advisor. Please contact the selling agent for further information. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.

FIXTURES & FITTINGS

Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested and therefore cannot be guaranteed to be in good working order.

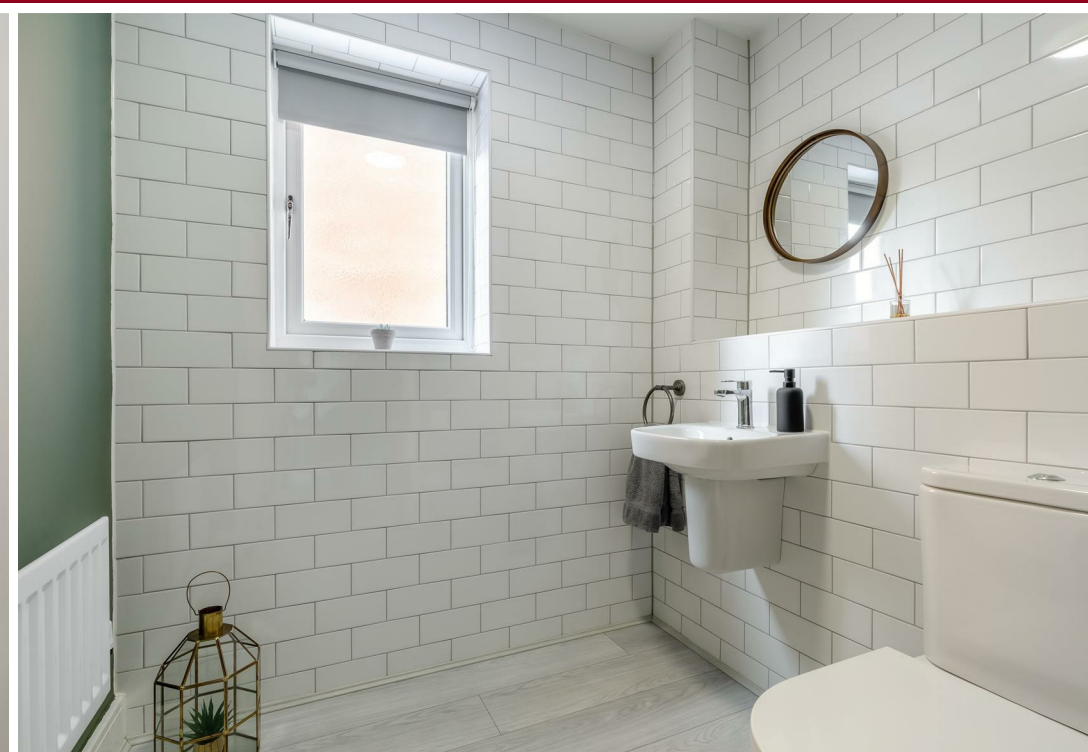














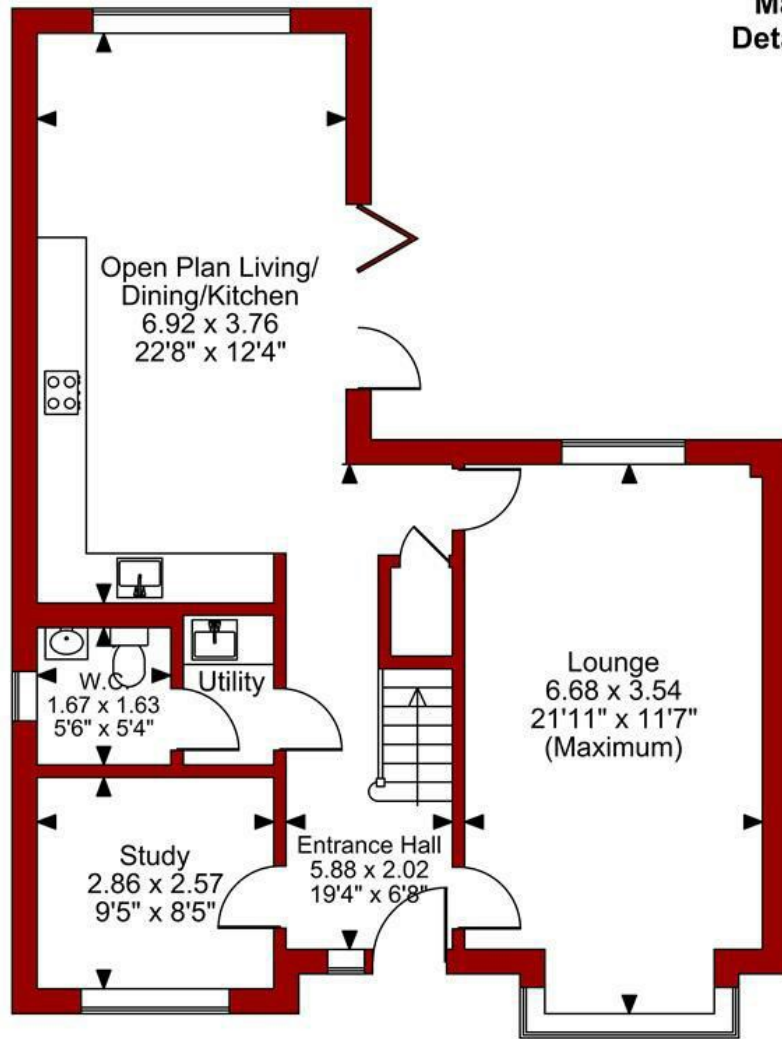




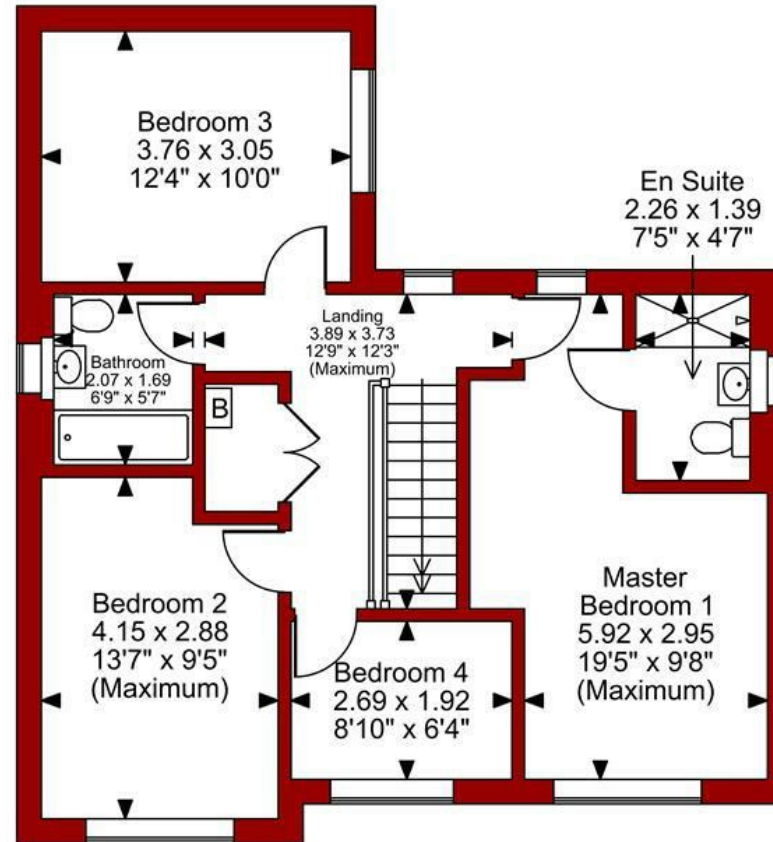




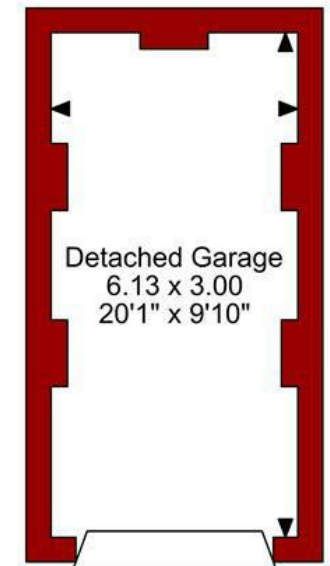
Endor Road, Mansfield
Approximate Gross Internal Area
Main House = 138 SQ M /1481 SQ FT
Detached Garage = 18 SQ M /198 SQ FT
Total = 156 SQ M /1679 SQ FT



Ground Floor



First Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	85	
(69-80) C		
(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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01623 626990



RICS



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.
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