



4 Piccadilly Close
Mansfield Woodhouse, Nottinghamshire NG19 8RX
£320,000

- A FOUR BEDROOMED DETACHED HOUSE, BUILT IN APPROXIMATELY 2016/17.
- ENTRANCE HALL, CLOAKROOM WITH WC AND BASIN, PLUS UNDER STAIR CUPBOARD.
- REFITTED DINING KITCHEN WITH CENTRAL ISLAND, APPLIANCES, AND UTILITY AREA.
- THREE FURTHER BEDROOMS AND FAMILY BATHROOM WITH THREE-PIECE SUITE.
- GOOD SIZED REAR GARDEN, WITH ADDITIONAL WIDTH, LAWN AND LARGE PATIO.
- ACCOMMODATION INCLUDES GAS CENTRAL HEATING AND UPVC DOUBLE GLAZING.
- LOUNGE TO THE FRONT ASPECT, HAVING UPVC DOUBLE GLAZED SQUARE BAY.
- MAIN BEDROOM WITH BUILT IN WARDROBES AND ENSUITE SHOWER ROOM.
- OPEN PLAN FRONTAGE AND DRIVEWAY LEADING TO THE DETACHED BRICK GARAGE.
- WELL-DESIGNED DEVELOPMENT, WITH GOOD TRANSPORT LINKS AND AMENITIES.

VIEWING:

and further information through our Mansfield office on 01623 422777. Alternatively, email sales@temple-estates.co.uk

DIRECTIONS:

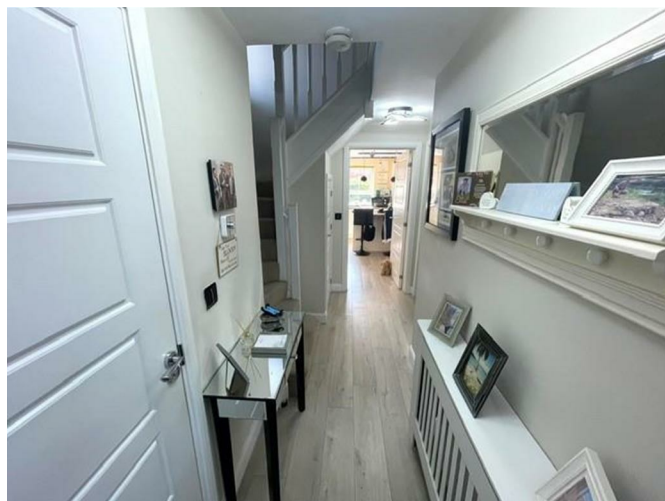
From Mansfield, proceed onto Woodhouse Road and continue through Mansfield Woodhouse. As you are leaving Mansfield Woodhouse, turn left onto The Fairways. Turn left at the bottom of here and then right onto Trafalgar Way. Turn left onto Piccadilly Close and the property is immediately on the left.

ACCOMODATION COMPRISES

GROUND FLOOR

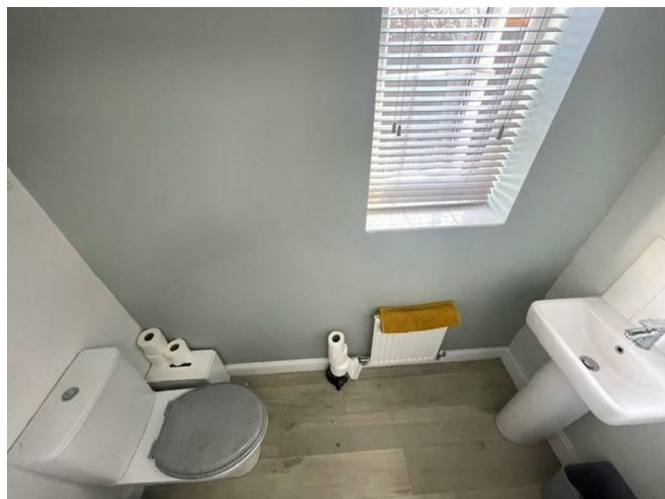
ENTRANCE HALL

Composite front door, radiator and stairs rising to the first floor. Under stair cupboard.



CLOAKROOM

Having WC and wash hand basin. Radiator. UPVC obscure glaze.



LOUNGE

19'2 inyo bay x 11'9 (5.84m inyo bay x 3.58m)

UPVC double glazed square bay to the front. Two radiators. Laminate flooring.

DINING KITCHEN

19'1 x 12'2 (5.82m x 3.71m)

Redesigned from the original layout. Having a range of high gloss, base and eye level units, work surfaces, island unit and sink unit, with single drainer and hot tap. Integrated electric oven, separate gas hob, extractor fridge/freezer and dishwasher. Two radiators, UPVC double glazed rear aspect and UPVC French doors to the rear. Built in utility cupboard which houses the central heating boiler.



FIRST FLOOR

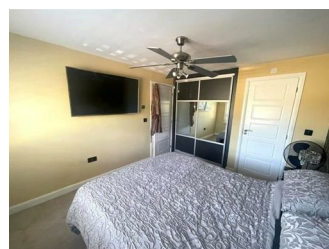
LANDING

UPVC double glazed aspect. Loft access. Airing cupboard with cylinder.

BEDROOM ONE

11'7 to wardrobes x 10'1 (3.53m to wardrobes x 3.07m)

Full length, built-in wardrobes to one wall. Radiator. UPVC double glazed front elevation.



ENSUITE

Comprising tiled shower cubicle, wash hand basin and WC. Radiator.



BEDROOM TWO

10'8 x 10'6 (3.25m x 3.20m)

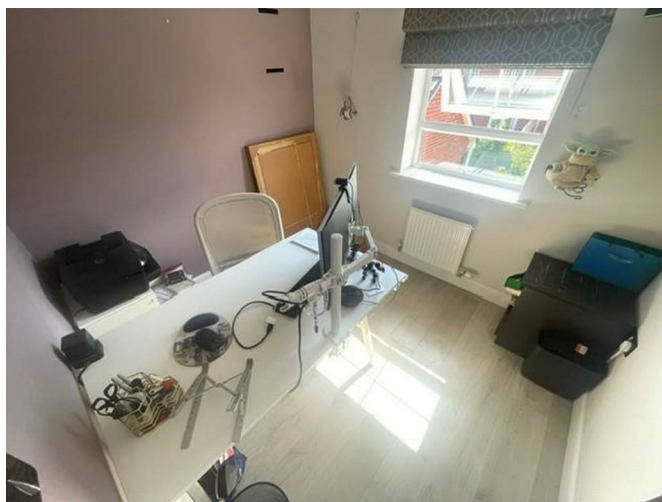
Radiator. UPVC double glazed rear elevation.



BEDROOM THREE

8'8 x 7'1 (2.64m x 2.16m)

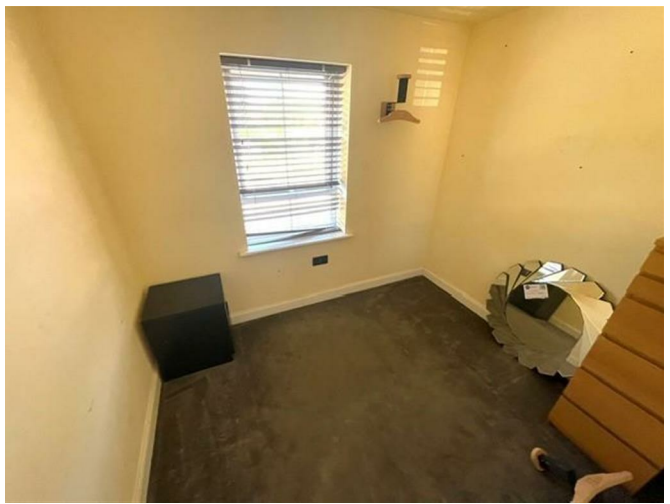
UPVC double glazed front elevation. Radiator.



BEDROOM FOUR

8'4 x 7'3 (2.54m x 2.21m)

Built in wardrobe. Radiator. UPVC double glazed elevation.



BATHROOM

Comprising panelled bath with mains shower above, wash hand basin and WC. Slate tiled bath surround, radiator and UPVC obscure glaze.

OUTSIDE

There is an area of garden to the property and driveway to the side, leading to the detached brick-built garage, with up and over door, pitched roof, light and power. There is extra width to the rear garden, due to a strip of land, which the builder signed over on completion. There is an area of lawn, plus large patio. There is further hardstanding to the back of the garage.



The property is in council tax band D (Mansfield District Council).

FINANCIAL ADVICE

We offer help and advice in arranging your mortgage. Please contact this office. Written quotations available on request. YOUR HOME IS AT RISK IF YOU DO NOT KEEP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

MONEY LAUNDERING

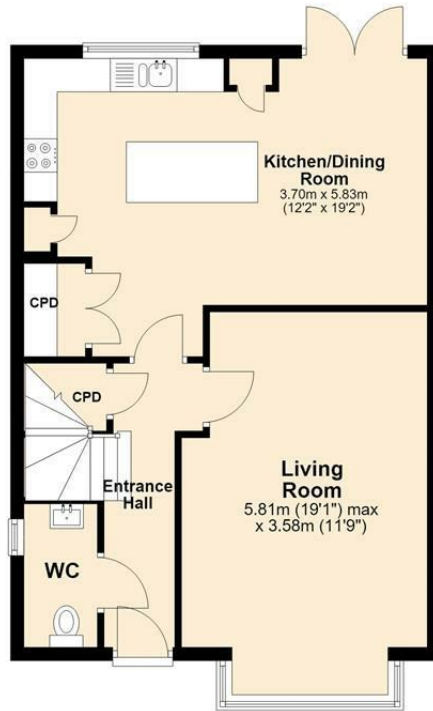
Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport, driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

AS WITH ALL OUR PROPERTIES

we have not been able to check the equipment and would recommend that a prospective purchaser should arrange for a qualified person to test the appliances before entering into any commitment. MA5901/09.07.2026

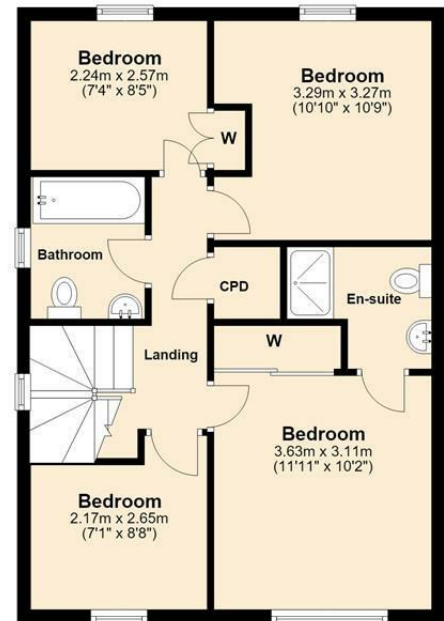
Ground Floor

Approx. 69.6 sq. metres (749.1 sq. feet)



First Floor

Approx. 52.8 sq. metres (568.3 sq. feet)



Total area: approx. 122.4 sq. metres (1317.4 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	EU Directive 2002/91/EC

Environmental Impact (CO₂) 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		
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