



Birks Road  
Mansfield

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## Property Description

Situated on Birks Road in Mansfield, this modern and well-presented three-bedroom property offers spacious and versatile accommodation ideal for a range of buyers.

The ground floor comprises an inviting entrance hall leading to a comfortable lounge, alongside a well-equipped open plan kitchen/diner featuring a range of integrated appliances and direct access to the rear garden. A convenient ground floor shower room adds further practicality.

To the first floor are three well-proportioned bedrooms, along with a second modern shower room, making this home well suited to families or those requiring additional space. A partly boarded loft provides useful storage.

Externally, the property benefits from off street parking to the front, with space for up to two vehicles. To the rear is a fully enclosed, low maintenance garden featuring tiered patio areas, ideal for outdoor seating and entertaining, along with a shed and secure side access.

An excellent opportunity to purchase a ready-to-move-into home in a convenient Mansfield location.

## Entrance Hall

Entered via a UPVC door to the front elevation, the hallway features laminate flooring, a wall-mounted radiator and useful under stairs storage. Doors provide access to the ground floor accommodation.

## Living Room

A comfortable reception room with laminate flooring, a wall-mounted radiator and a double glazed window to the front elevation allowing natural light.

## Kitchen/Diner

Fitted with a range of matching wall and base units with an inset stainless steel sink and drainer, tiled splashbacks and laminate flooring. Integrated appliances include an electric oven, hob with cooker hood, microwave, washing machine and fridge freezer. The room benefits from spotlights, a double glazed window to the rear and a UPVC sliding door providing access to the garden. There is ample space for a dining table.

## Ground Floor Shower Room

Comprising a walk-in shower, low-level WC and wash hand basin, complemented by tiled splashbacks, spotlights and a wall-mounted towel radiator. A double glazed opaque window to the side provides natural light and ventilation.

## First Floor Landing

With laminate flooring, a double glazed window to the side and access to the loft space. Doors lead to first floor accommodation.

## Bedroom One

A well-proportioned bedroom featuring laminate flooring, a wall-mounted radiator and a double glazed window to the rear elevation.

## Bedroom Two

Also positioned to the rear, this room offers laminate flooring, a wall-mounted radiator and a double glazed window.

## Bedroom Three

A versatile third bedroom with laminate flooring, a wall-mounted radiator and a double glazed window to the front elevation. Benefits from over stairs storage.

## Shower Room

Fitted with a modern suite comprising a walk-in shower, low-level WC and wash hand basin set within a vanity unit. The room includes vinyl flooring, tiled splashbacks, a wall-mounted towel radiator and double glazed opaque windows to the rear and side.

## First Floor Shower Room

Fitted with a modern suite comprising a walk-in shower, low-level WC and wash hand basin set within a vanity unit. The room includes vinyl flooring, tiled splashbacks, a wall-mounted towel radiator and double glazed opaque windows to the rear and side.

## Loft Space

Partly boarded loft space offering useful storage.

## Externals

To the front, the property benefits from a low-maintenance frontage laid with loose stone, providing off-street parking for up to two vehicles.

The rear garden is fully enclosed with fencing and designed for low maintenance, featuring slabbed patio areas on two levels, a garden shed and a secure, gated side access.

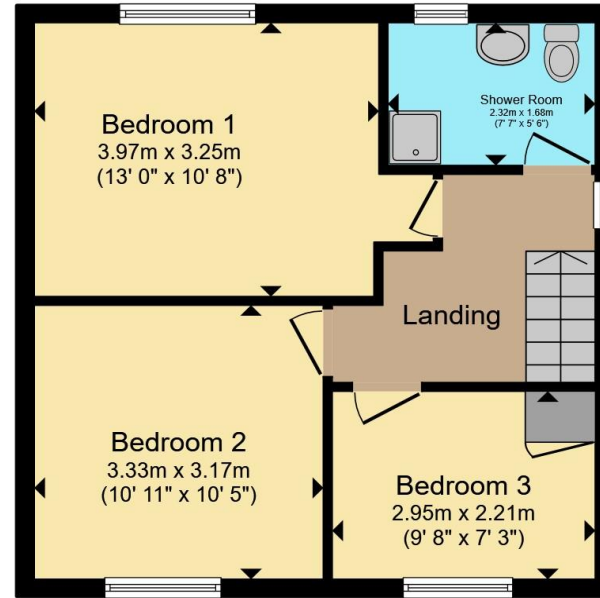








**Ground Floor**



**First Floor**

Total floor area 84.5 m<sup>2</sup> (910 sq.ft.) approx

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 Band: A

Tenure: Freehold

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Property Ref: MFD209676 - 0001