



Offers Over £225,000 Freehold

43 BLACK ROCK WAY | | MANSFIELD | NG18 4YE

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ESTATE AGENTS

YOUR NEXT MOVE. Located in the desirable area of Black Rock Way, Mansfield, this charming semi-detached house offers a perfect blend of modern living and comfort. The location is ideal for families and professionals alike, with convenient access to local amenities, schools, and transport links, making it a wonderful place to call home. let's take a further look.

Upon entering the property, you will find a spacious and inviting ground floor that has been thoughtfully modernised to create a warm and welcoming atmosphere. The living and dining areas, make everyday activities and ease. The lounge offers a generous space to relax at the end of the day, complemented by french doors on the rear garden.

Venturing upstairs, you will discover three generously sized bedrooms, each offering a peaceful retreat for rest and relaxation. The main bedroom also benefits from its own study room which offers a versatile space to utilise to your own desire. The neutral bathroom provides a stylish space for your daily routines.

Outside, the property features a well-maintained garden that offers a delightful space for outdoor activities and gatherings. The garden is a blank canvas, allowing you to personalise it to your taste, whether you envision a tranquil retreat or a vibrant area for entertaining. With off-street parking available, this home truly caters to all your needs.

Call now to book a viewing!





Hall

Carpeted flooring, central heating radiator, fitted storage cupboard and leading access into;

Lounge 16'9" x 10'4"

Bright and airy reception room with carpeted flooring, central heating radiator, window to the front and french doors opening to the rear elevation.

Dining Room 9'3" x 8'0"

Versatile reception room with carpeted flooring, central heating radiator and a window to the front elevation.

Kitchen 9'3" x 8'4"

Complete with a range of matching wall and base cabinets, inset sink with drainer, integrated appliances and decorative

splashback tiles. Fitted with a window and external door to the rear elevation.

WC

Fitted with a hand wash basin, low flush wc and a window to the front elevation.

Landing

With leading access into;

Bedroom One 11'9" x 9'6"

Carpeted flooring, central heating radiator, study room and a window to the front elevation.

Bedroom Two 10'7" x 9'3"

Carpeted flooring, central heating radiator and a window to the rear elevation.

Bedroom Three 10'7" x 7'3"

Carpeted flooring, central heating radiator and a window to the front elevation.

Bathroom

Neutral three piece suite including a hand wash basin, low flush wc and a bath. Window to the front elevation.

Garage 18'2" x 8'10"

Detached garage accessible from the front elevation with an external door fitted to the side.

Outside

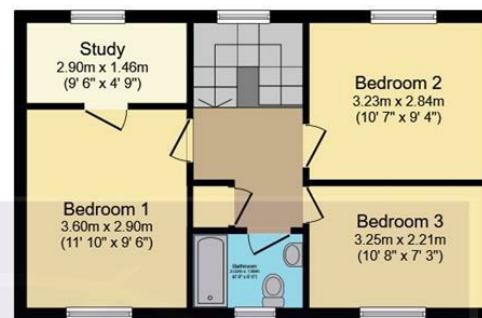
Paved frontage along with a driveway and detached garage allowing for secure off road parking. Expansive rear garden which is mainly laid to lawn with decorative gravel areas, patio seating space and fence surround.





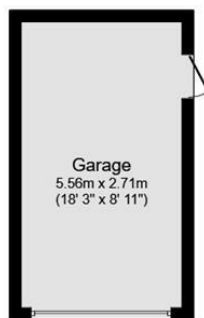
Ground Floor

Floor area 42.7 sq.m. (460 sq.ft.)



First Floor

Floor area 42.8 sq.m. (461 sq.ft.)



Garage

Floor area 14.9 sq.m. (161 sq.ft.)

Total floor area: 100.5 sq.m. (1,082 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	82
(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		

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