





# 21 Edgehill Grove, Mansfield Woodhouse £160,000 Freehold

TWO BEDROOM SEMI DETACHED PROPERTY • WELL EQUIPPED KITCHEN WITH SEPARATE DINING ROOM AND UTILITY ROOM
• GENEROUSLY SIZED LOUNGE WITH FEATURE FIREPLACE. EPC RATING D. • ABUNDANCE OF GARDEN SPACE AND

DRIVEWAY FOR OFF ROAD PARKING • SITUATED IN A HIGHLY SOUGHT AFTER LOCATION







## Lounge

13' 0" x 12' 5" (3.96m x 3.79m)

A cosy lounge featuring a charming brick fireplace housing a gas fire. The room also benefits from a UPVC double glazed bay window that fills the space with natural light, along with a central heating radiator and power points.

### Kitchen

14' 5" x 8' 9" (4.39m x 2.67m)

A generously sized kitchen fitted with wall and base units housing a sink, with ample space for additional appliances. The room also includes a central heating radiator, tiled splashback for ease of maintenance, understairs storage, power points, an electric heater, and a UPVC double glazed window.

## **Dining Room**

10' 6" x 8' 1" (3.20m x 2.46m)

The dining room connects seamlessly to the kitchen through double internal doors, creating a great flow between spaces. It includes a central heating radiator, power points, and UPVC double glazed double doors opening onto the rear garden.

## **Utility Room**

9' 5" x 4' 8" (2.87m x 1.42m)

A practical and convenient addition to the home, offering space for further appliances, built-in storage, a central heating radiator, power points, and access to the rear of the property.

#### **First Floor**

#### Bedroom No 1

11' 0" x 10' 8" (3.35m x 3.25m)

A generously sized double bedroom featuring fitted wardrobes and storage. It also includes an additional built-in storage room with its own UPVC double glazed window. The bedroom has a central heating radiator, power points, and a UPVC double glazed window.

#### Bedroom No 2

9' 1" x 8' 1" (2.77m x 2.46m)

A second double bedroom featuring fitted wardrobes, a central heating radiator, power points, and a UPVC double glazed window overlooking the rear garden.

#### **Bathroom**

The bathroom includes a low flush WC, pedestal sink, and bath with mains-fed shower. It features tiled walls for ease of maintenance, a central heating radiator, and a UPVC double glazed window.

#### Outside

To the front the property offers a low maintenance space along with a driveway providing off road parking. To the rear the home has a patio space ideal for relaxing and entertaining. A back built shed with a wc inside adds convenience and the rest of the outdoor space is filled with a lawn and mature shrubbery.

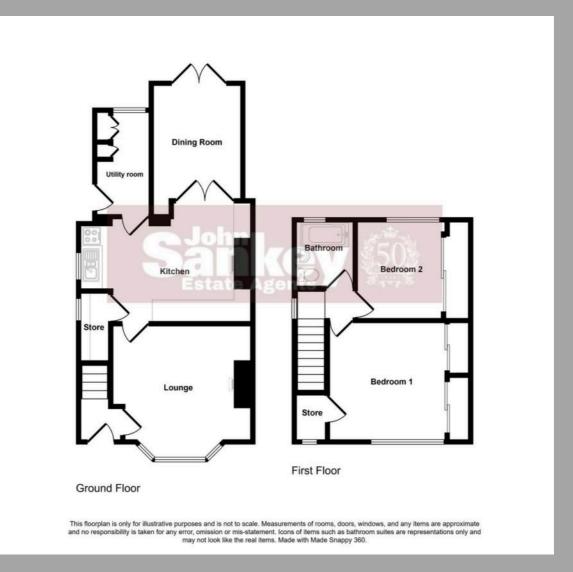
## **Additional Information**

Tenure: freehold Council tax band: A
Mobile/Broadband Coverage Checker visit:
www.ofcom.org.uk then click mobile & broadbanc
checker









These brochures are produced as a guide only. The floor plan and measurements are not to be used

furnishing or any other purposes and are approximate.

Situated in a highly sought-after area, this two-bedroom semi-detached property offers plenty for its next owners. Located in a quiet cul-de-sac with a driveway providing off-road parking, it combines both practicality and convenience.

Upon entering, you are greeted by a welcoming entrance hall leading to the ground floor rooms. The spacious lounge and dining area create a comfortable and versatile living space, with the dining area also featuring useful understairs storage. From here, you can access the bright and airy kitchen, which opens out to the rear garden.

Upstairs, the property boasts two generously sized double bedrooms complemented by a family bathroom, completing the internal accommodation.

Externally, the rear garden offers a low-maintenance outdoor space with a patio area—perfect for relaxing or entertaining.

Overall, this property presents an excellent investment opportunity or an ideal home for someone looking to upsize.



