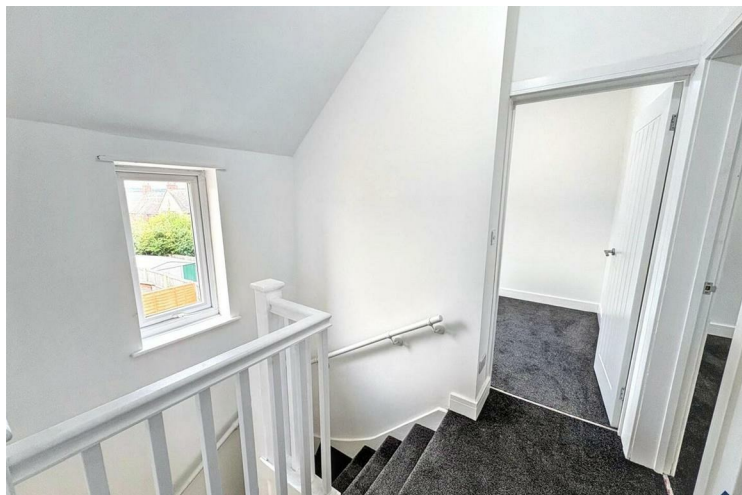




9 CROSS DRIVE MANSFIELD

£1,050 Per

A spacious and modern four-bedroom home with a generous open-plan kitchen diner, bright living room and contemporary family bathroom. The property also benefits from newly fitted flooring, neutral décor, off-road parking for at least two vehicles and a sizeable low-maintenance rear garden.



• VIRTUAL TOUR AVAILABLE • Fully renovated to a high standard throughout • All brand new curtain poles, radiators, plastered, flooring and re-decorated throughout

Living Room

Spacious reception room finished with fresh white décor and modern grey oak-effect laminate flooring. The flooring continues through to the kitchen diner, creating a consistent and contemporary finish across the ground floor.

Kitchen Diner

A large open-plan kitchen and dining area, ideal for everyday living and entertaining. The kitchen is fitted with a range of white high-gloss wall and base units, complemented by wood-effect worktops and under-cabinet lighting.

Appliances include an integrated electric oven, electric hob and stainless-steel extractor hood. There is also a stainless-steel sink and drainer, together with space for a washing machine and an additional under-counter appliance.

A generous u-shaped worktop provides additional preparation space while creating a natural divide between the kitchen and dining areas. The dining section offers ample space for a table and chairs and benefits from a large window, radiator and recessed ceiling spotlights. A useful storage cupboard in the hallway is also provided for additional household storage.

Ground floor bedroom / office

A versatile ground-floor room suitable for use as a single bedroom, home office, study or playroom. The room is finished with white décor and the same grey oak-effect laminate flooring found throughout the ground floor, with a window overlooking the rear garden.

Bedroom 1

A spacious double bedroom featuring fresh neutral décor, newly

fitted grey carpet, a radiator and a fitted curtain pole. The large window allows plenty of natural light into the room.

Bathroom

A generously sized modern bathroom comprising a panelled bath, separate glazed shower enclosure with a chrome thermostatic shower, WC and a white vanity unit with inset wash basin.

The bathroom is finished with grey marble-effect wall tiles, wood-effect vinyl flooring and a frosted window providing natural light and privacy.

Bedroom 2

A second well-proportioned double bedroom finished with neutral décor, newly fitted grey carpet and a fitted curtain pole.

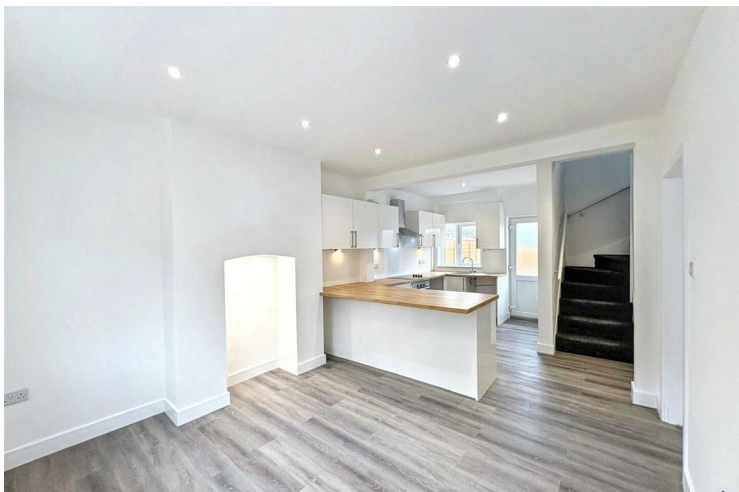
Bedroom 3

A comfortable single bedroom suitable for use as a child's room, nursery or additional home office. The room is finished with neutral décor, grey carpet and a fitted curtain pole.

Exterior

The property has a smart rendered frontage and a substantial gravelled driveway providing off-road parking for at least two vehicles, with further on-street parking available on a first come first serve basis.

To the rear is a sizeable, enclosed garden arranged over two levels. The garden is mainly gravelled for ease of maintenance and benefits from timber fencing, providing plenty of space for outdoor seating, dining and entertaining.



- new front door • 4 sizable bedrooms • Large kitchen diner • Brand new boiler • Rear courtyard • Council tax band = A • EPC Rating = C

Location

Situated on Cross Drive in the popular village of Rainworth, the property is conveniently placed for a range of everyday amenities. Local shops and convenience stores can be found around Southwell Road East and Kirklington Road, including Co-op, Nisa Local and Londis. Families are well served by nearby schools, including Lake View Primary and Nursery School and The Joseph Whitaker School. Several bus stops are located within the surrounding area, with Stagecoach services—including the number 27—providing connections between Rainworth and Mansfield. Mansfield railway station offers further links via the Robin Hood Line, while the nearby A617 provides convenient road access to Mansfield, Newark and the wider region.

Material Information

Electricity and gas supply: Mains connection.

Water and sewerage status: Mains connection.

Heating and hot water status: Gas central heating.

Broadband and mobile phone coverage: see checker.ofcom.org.uk.

Flood risk in this location: Surface water = Very Low.

River/Sea = Very low.

Flood risk from Groundwater = This location is outside of a groundwater flood alert area
Flooding from reservoirs = unlikely in this area.

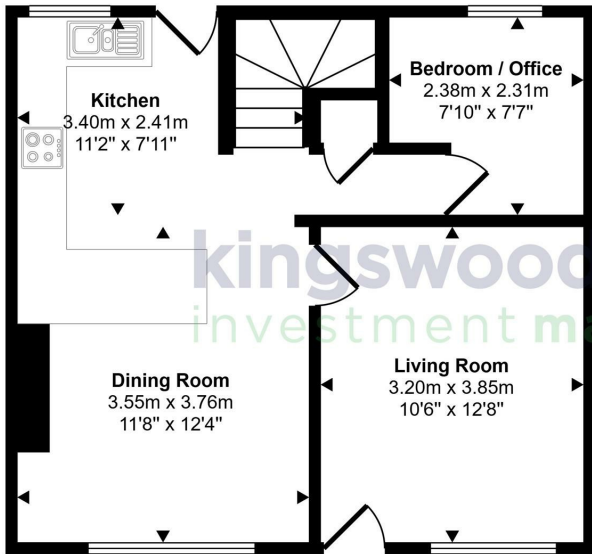
Coal mining area location: located on the coalfield.

Council: Newark and Sherwood Council

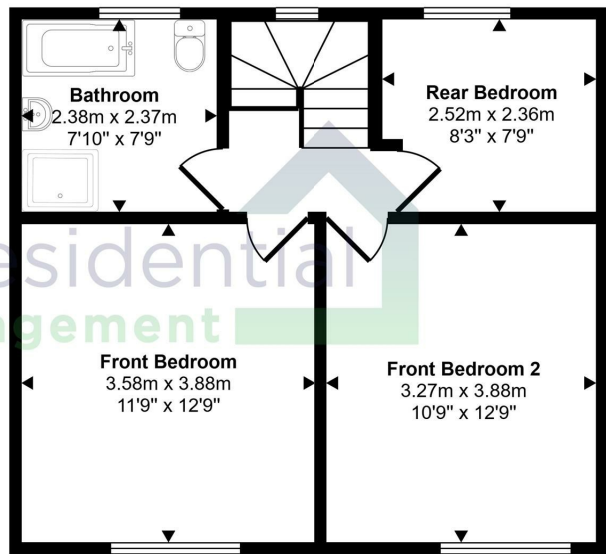
Any planning permission in the area: see publicaccess.newark-sherwooddc.gov.uk/online-applications/



Approx Gross Internal Area
88 sq m / 950 sq ft



Ground Floor
Approx 44 sq m / 470 sq ft



First Floor
Approx 45 sq m / 480 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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	

EPC Rating: C Council Tax Band: A

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Nottinghamshire
1 East Circus Street
Nottingham
NG1 5AF

01157043163
enquiries@kingswoodrim.co.uk
www.kingswoodrim.co.uk

kingswoodresidential
investment management