



Hammerwater Drive
Warsop Mansfield

Hammerwater Drive Warsop Mansfield NG20 0DJ

for sale offers over
£220,000



Property Description

A SUPERB FAMILY HOME IN A POPULAR LOCATION - NO ONWARD CHAIN!

Positioned in the sought-after village of Warsop, this well-presented three-bedroom semi-detached home offers spacious and modern accommodation, making it an ideal choice for first-time buyers and growing families alike.

The ground floor welcomes you with a bright and comfortable living room, featuring French doors that open onto the rear garden and allow plenty of natural light to fill the space. The stylish kitchen/diner is fitted with a range of modern wall and base units, integrated appliances and ample dining space, perfect for day-to-day family living and entertaining.

To the first floor are three well-proportioned double bedrooms, each providing flexible accommodation. The family bathroom is fitted with a modern three-piece suite comprising a bath with shower over, wash hand basin and WC, complemented by contemporary tiling.

Externally, the property enjoys a generous, enclosed rear garden, mainly laid to lawn with a patio area, mature shrubs and secure fencing. A range of useful outbuildings provide additional storage and workspace, including a workshop with power and plumbing, alongside an external WC. To the front, a driveway provides off-road parking for up to three vehicles.

Offering space, practicality and modern living in a popular residential location, this fantastic home must be viewed to be fully appreciated. Contact us today to arrange your viewing.

Entrance Hall

Entered via a UPVC entrance door, the welcoming hallway features laminate flooring, double glazed windows to the front and side elevations, and a useful understairs storage cupboard.

Living Room

A bright and comfortable reception room with laminate flooring, wall mounted radiator and double glazed UPVC French doors providing direct access to the rear garden.

Kitchen / Diner

Fitted with a range of matching wall and base mounted units incorporating a gas hob, electric oven, integrated dishwasher and inset composite sink with drainer. Finished with laminate flooring, spotlights, wall mounted radiator, double glazed windows to the front and side elevations and double glazed UPVC French doors providing direct access to the rear garden.

Landing

With carpet flooring, alarm system and access to the loft space.

Bedroom One

A generous double bedroom featuring carpet flooring, wall mounted radiator, two double glazed windows to the side and rear elevations, and a cupboard housing the boiler.

Bedroom Two

A spacious double bedroom with carpet flooring, wall mounted radiator, double glazed window to the front elevation and two fitted wardrobes providing excellent storage.

Bedroom Three

A further double bedroom with carpet flooring, wall mounted radiator and double glazed window to the side elevation.

Bathroom

Comprising a ceramic wash hand basin, low flush WC and bath with shower over. Complemented by tiled walls and flooring, wall mounted radiator and double glazed opaque window to the front elevation.

Externals

To the front of the property is a fenced garden laid mainly to lawn with a concrete driveway providing off-road parking for up to three vehicles and a designated bin storage area.

Outbuildings

A useful range of outbuildings including a WC, separate storage room and a versatile workshop with UPVC door, power, plumbing, ceramic sink, plug sockets and a double glazed opaque window to the front.

Rear Garden

A generous enclosed rear garden, predominantly laid to lawn, featuring a patio seating area, side gated access and a variety of established bushes and shrubs.

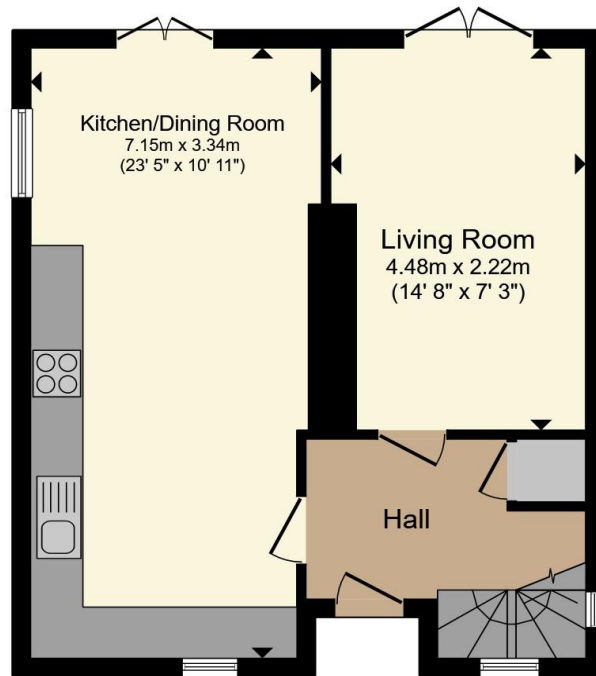
Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

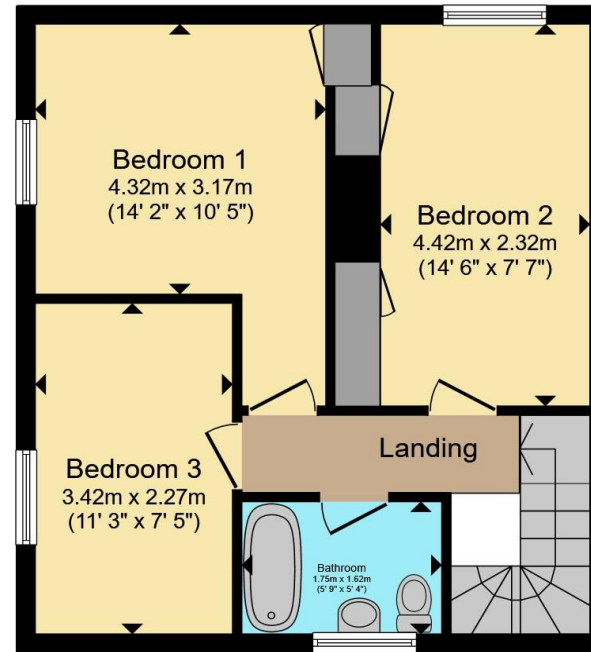








Ground Floor



First Floor

Total floor area 90.0 m² (968 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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



To view this property please contact Burchell Edwards on

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12 Albert Street
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EPC Rating: D Council Tax
Band: A

Tenure: Freehold

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