

FREEHOLD



House - Detached (EPC Rating: B)

**47 GORDONDALE
ROAD, MANSFIELD,
NG19 7DF**

Offers In The Region Of

£425,000

FEATURES

- Three/Four Bedroom Detached
- Solar Panels
- Stunning Lounge Diner
- Driveway Providing Ample Parking
- Sought After Location
- Ground Floor Shower Room
- Modern Kitchen with Integrated Appliances
- Backs onto Mansfield Lawn Tennis Club



Location

4 Bedroom House - Detached located in Mansfield

Entrance Hall

Having storage cupboard, upvc side window, and a sleek modern staircase with clear glass panels framed by a warm wooden handrail.

Lounge Diner

30 x 13'57 (9.14m x 3.96m)

A beautifully presented lounge diner offering a abundance of space and natural light. The lounge area is tastefully arranged with a feature wall and ample room for comfortable seating, flowing seamlessly into the dining space.

To the rear, a striking walk-in bay with vaulted ceiling and skylights creates a bright and airy dining area, enhanced by decorative lighting and large windows. Sliding doors provide direct access to the rear garden, making this an ideal space for both relaxing and entertaining.

Kitchen/Breakfast Room

18'2 x 10'94 (5.54m x 3.05m)

A stylish kitchen/breakfast room featuring modern navy shaker-style wall and base units, paired with a complementary quartz work surface and tiled splashbacks for a clean, cohesive finish. Integrated appliances—including a wine cooler—keep the space sleek and functional. Ceiling spotlights provide bright, even lighting, while a contemporary vertical radiator adds a modern touch.

The dining area is set within a walk-in bay window, creating a light and inviting space, with French doors opening out to the rear garden—perfect for both everyday living and entertaining.

Bedroom Four/ Snug

18'9 x 8'80 (5.72m x 2.44m)

A versatile reception room positioned to the front of the property, formerly the garage and now utilised as a cosy TV room. The space benefits from a large front and side window, allowing for plenty of natural light, and offers a comfortable and private setting.

This adaptable room would also make an ideal ground floor bedroom, particularly given its convenient access to the nearby ground floor shower room, making it well-suited for a variety of living arrangements.

Ground Floor Shower Room

A stylish and contemporary shower room fitted with a large shower cubicle, low flush W.C., large wall hung vanity sink unit. The space is both practical and elegant, complemented by a heated towel rail. An obscure window to the side elevation.

Landing

With access to the loft space. Storage Cupboard.

Bedroom One

11'3" x 8'11" (3.45m' x 2.74m)

A spacious and inviting main bedroom featuring soft carpeting and a window to the front, allowing plenty of natural light to fill the room. The room benefits from an large integrated wardrobe, providing ample storage. The space offers a calm and comfortable atmosphere, ideal for relaxing.

Bedroom Two

11'16x 11'39 (3.35mx 3.35m)

Windows to the side elevation currently undergoing a mini makeover, the bedroom will be freshly decorated and fitted with new carpet before completion, giving you a clean canvas ready for your own personal touch. A versatile and well-appointed bedroom that will make a wonderful main or guest room once the final touches are complete.

Bedroom Three

8'88 x 7'84 (2.44m x 2.13m)

Bathroom

This beautifully presented modern bathroom offers a luxurious and practical space finished to a high standard. The room features a stylish walk-in shower with a rainhead fixture and handheld attachment, complemented by sleek chrome fittings and a contemporary glass screen. The walls and floors are fully tiled in neutral tones, creating a light, spacious and elegant feel. A obscure window provides ample natural light while maintaining privacy.

Additional highlights include a heated towel rail, modern vanity basin and low flush wc. The thoughtful layout and walk-in design make this bathroom both modern and accessible, ideal for all ages while adding a touch of spa-like comfort to the home.

External

To the front this attractive detached family home makes a superb first impression with its traditional brick façade and modern gabled roofline finished in sleek dark tiles. The property benefits from a generous block-paved driveway that comfortably accommodates multiple vehicles, bordered by smart brick pillars with white caps. Solar panels are prominently installed on the roof, providing excellent energy efficiency. White uPVC windows and doors, a contemporary black composite front door, and a neat, low-maintenance front garden complete the kerb appeal.

To the rear you'll find an exceptional garden that's been designed for effortless outdoor living and entertaining. A large decked terrace runs the full width of the property and features a space for hot tub. Beyond the decking lies a well-maintained lawn with stone stepping paths, offering plenty of space for children or pets to play. The garden is fully enclosed by fencing for complete privacy and includes additional seating areas and mature planting. Patio doors from the house open directly onto the deck, flooding the interior with natural light and creating a wonderful indoor-outdoor flow.





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Fixtures & Fittings: Fixtures and fittings other than those mentioned above to be agreed with the seller. **Services Connected:** Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. **Measurements:** All measurements are approximate. Location have produced these details in good faith and believe that they provide a fair and accurate description of the above property. **Prospective buyers** should satisfy themselves as to the property's suitability and make their own enquiries relating to all specific points of importance following an inspection and prior to any financial commitment. The accuracy of these details is not guaranteed, and they do not form part of any contract.

Money Laundering

Intending purchasers will be asked to produce identification before a sale can be agreed.

Viewings

Viewing is strictly by appointment with Location, 13 - 15 Albert Street, Mansfield, Nottinghamshire, NG18 1EA

www.locationstateagency.co.uk

Telephone: (01623) 654555 option 1.



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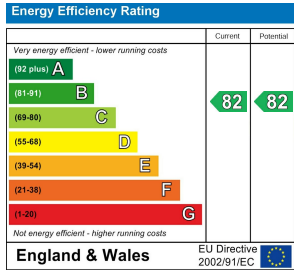
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GROUND FLOOR
936 sq.ft. (86.9 sq.m.) approx.

1ST FLOOR
612 sq.ft. (56.8 sq.m.) approx.



TOTAL FLOOR AREA : 1547 sq.ft. (143.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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