



Millrise Road  
MANSFIELD

burchell  
edwards

# Millrise Road MANSFIELD NG18 4YP

for sale offers over  
**£260,000**



## Property Description

Nestled on the ever-popular Millrise Road, this charming three-bedroom detached home offers a perfect blend of comfort, practicality, and potential.

Upon entering, you're welcomed into a spacious lounge that flows seamlessly into a dedicated dining room—ideal for family meals or entertaining guests. The well-appointed kitchen provides ample storage and workspace, while a convenient downstairs WC adds everyday practicality. To the rear, a bright conservatory overlooks the garden, creating a peaceful retreat for morning coffee or evening relaxation.

Upstairs, the property boasts three generously sized bedrooms, including a master with its own en-suite shower room and fitted wardrobes for added convenience. A modern family bathroom serves the remaining bedrooms, making this an ideal layout for growing families or those seeking extra space.

Externally, the front elevation features a concrete driveway offering off-road parking for one vehicle, framed by a neat lawn, mature shrubs, and a slabbed path leading to the entrance. The rear garden is fully enclosed with fencing, offering a safe and private outdoor space. A slabbed patio provides the perfect spot for summer barbecues, while the lawned area is ideal for children or pets to play.

With sought-after features such as off-road parking and garage, an en-suite to the master bedroom, and built-in wardrobes, this home is ready to welcome its next chapter!

## Entrance Hall

Entry via UPVC double-glazed door, wall mounted radiator, spotlights, finished with vinyl flooring.

## Cloakroom / Wc

Located on the ground floor, the cloakroom consists of ceramic toilet and hand wash basin, UPVC Clad splashback, double glazed window to front, wall mounted radiator and laminate floor to finish.

## Lounge

The lounge comprises of double-glazed window to front, electric heater with surround, UPVC doors to conservatory, wall mounted radiator and carpeted flooring to finish.

## Diner

The dining room comprises of double-glazed window to the front, wall mounted radiator, spotlights, with carpeted flooring to finish.

## Kitchen

The kitchen includes matching wall and base mounted units, inset UPVC sink and drainer, double-glazed window to rear, UPVC door to rear, induction hob, cooker hood, integrated electric oven, tiled splashback, and vinyl floor to finish.

## Conservatory

Brick base, UPVC door onto front garden, UPVC double glazed window to side and rear, laminate floor to finish.

## First Floor Landing

First floor landing with double-glazed window to rear, storage cupboard housing boiler, and carpet flooring to finish.

## Bedroom One

The master bedroom comprising of double-glazed windows to rear, wall mounted radiator, fitted wardrobes, with carpeted floor to finish.

## En-Suite

En-suite situated off the master bedroom includes walk-in shower with UPVC clad, wash-hand basin and toilet, tiled splashback, wall mounted radiator, with boiler and vinyl flooring to finish.

## Bedroom Two

Bedroom two includes double-glazed window to rear, wall mounted radiator, fitted wardrobe, and carpeted floor to finish.

## Bedroom Three

Bedroom three comprises of double-glazed window to front, wall mounted radiator, and carpeted floor to finish.

## Bathroom

The bathroom is finished with a ceramic toilet and hand wash basin, bath with shower over, double glazed window to front, wall mounted towel radiator, and vinyl floor to finish.

## Externals

Externally, the front elevation features a concrete driveway offering off-road parking for one vehicle, framed by a neat lawn, mature shrubs, and a slabbed path leading to the entrance.

The rear garden is fully enclosed with fencing, offering a safe and private outdoor space. A slabbed patio provides the perfect spot for summer barbecues, while the lawned area is ideal for children or pets to play.

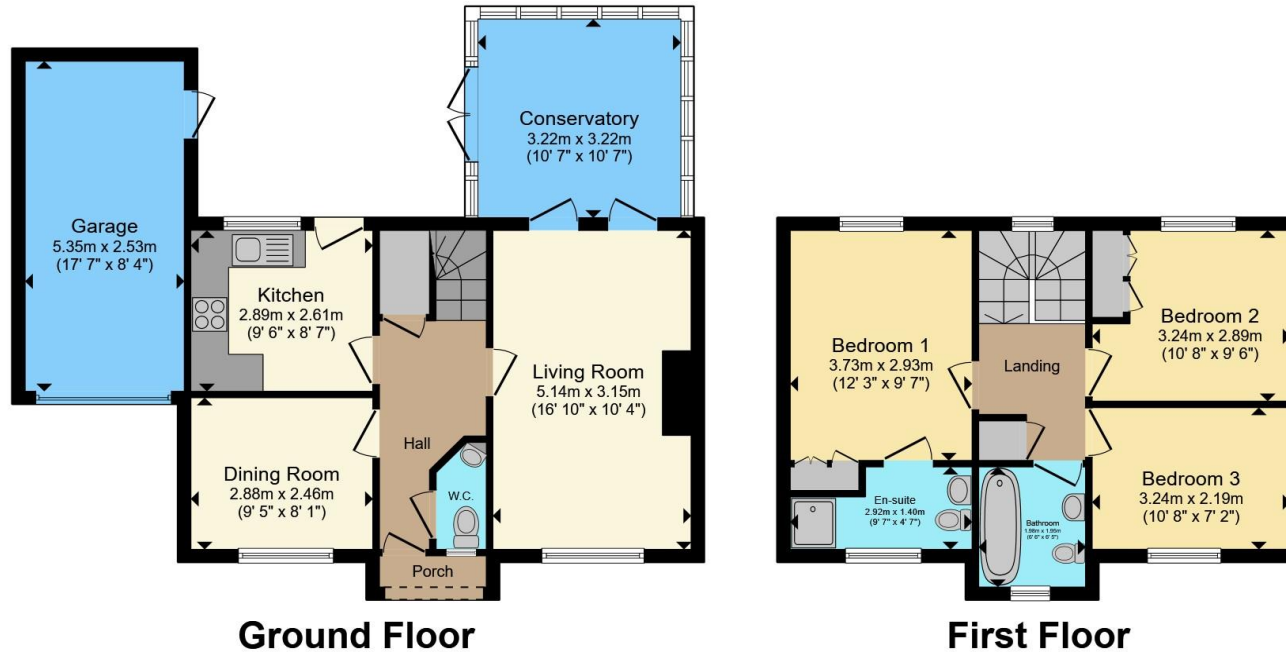
## Garage

Single Garage with up and over door entry and door to garden.









Total floor area 109.0 m<sup>2</sup> (1,173 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](http://www.propertybox.io)



To view this property please contact Burchell Edwards on

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12 Albert Street  
 MANSFIELD NG18 1EB

EPC Rating: C Council Tax  
 Band: C

Tenure: Freehold

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