



2 Phoenix Close, Mansfield

£255,000 Freehold

FIRST TIME BUYERS THIS THREE BEDROOM DETACHED HOUSE ON THE SOUTH SIDE OF THE TOWN HAS OPEN PLAN KITCHEN/DINER • EPC RATING C • DOWNSTAIRS WC AND FIRST FLOOR FAMILY BATHROOM • COSY LOUNGE WITH DOUBLE DOORS TO BLEND INDOOR AND OUTDOOR LIVING • SITUATED IN A QUIET AND SOUGHT AFTER LOCATION CLOSE TO PARKS AND SCHOOLS WITH EASY ACCESS TO THE A60 A38 A614



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John Sankey





Entrance hall

A welcoming entrance hall that guides you through the ground floor of the home. It includes a central heating radiator, power points, and access to a useful storage area and downstairs WC.

Lounge

17' 3" x 9' 10" (5.27m x 2.99m)

A cosy and comfortable living space with double doors opening out to the rear garden. The room also features a UPVC double glazed window, central heating radiator and power points.

Kitchen/diner

17' 5" x 10' 8" (5.32m x 3.25m)

A modern and well equipped kitchen featuring a range of wall and base units. It includes a sink and integrated appliances such as a fridge freezer, dishwasher, hob, extractor fan and oven. There is also space for additional appliances and plenty of storage. The dining area comfortably seats up to six people and benefits from double doors leading out to the rear garden, creating a great indoor-outdoor flow. The room also provides access into the lounge and includes power points throughout and a central heating radiator. A UPVC double glazed window to the front, along with the rear doors, allows for plenty of natural light.

Downstairs wc

Fitted with a low flush WC, pedestal sink with mixer tap, and a central heating radiator. A practical and convenient addition to the home.

First floor

Bedroom No 1

11' 7" x 9' 11" (3.54m x 3.02m)

A generous double bedroom with a UPVC double glazed window, central heating radiator and power points. The room also benefits from access to a private en suite.

En suite

Comprising a low flush WC, pedestal sink with mixer tap, and a walk-in electric shower. Also includes a central heating radiator and UPVC double glazed window.

Bedroom No 2

17' 3" x 9' 10" (5.27m x 2.99m)

A further generous double bedroom with a UPVC double glazed window overlooking the rear garden, central heating radiator and power points.

Bedroom No 3

11' 3" x 7' 0" (3.44m x 2.13m)

A well-proportioned third bedroom, currently used as a dressing room. It includes a UPVC double glazed window, central heating radiator and power points.

Bathroom

A family bathroom fitted with a bath with tiled surround for easy maintenance, low flush WC, and pedestal sink with mixer tap. Additional features include a central heating radiator and UPVC double glazed window.

Garage

The garage provides additional off-road parking or useful storage space. It features an up-and-over door, with access also available from the rear garden.



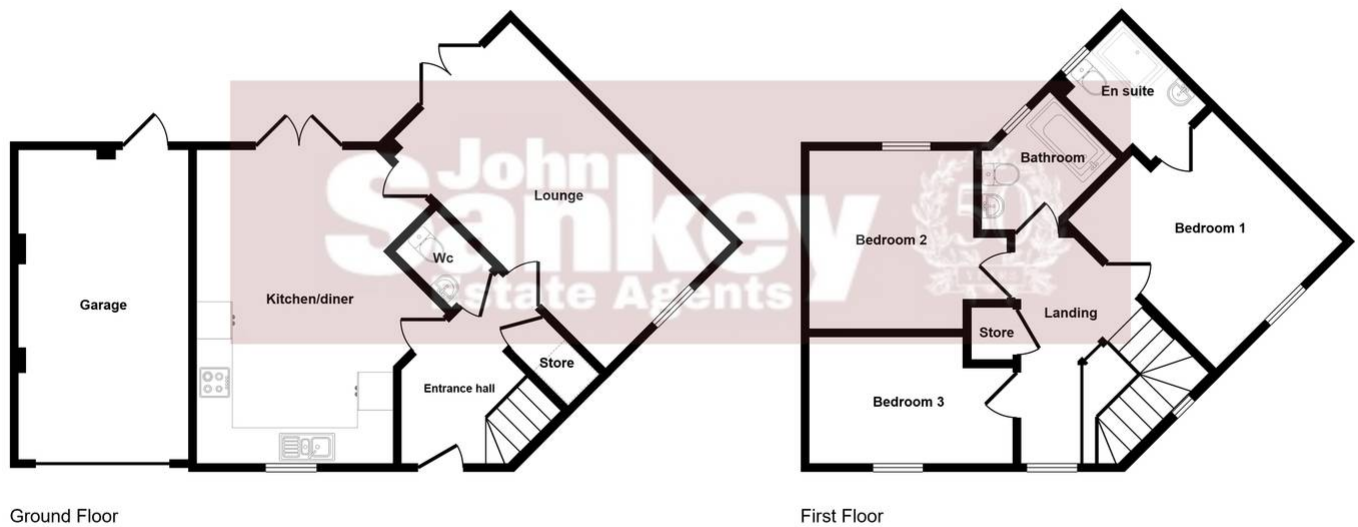
Outside

To the front, the property benefits from a driveway providing off-road parking, along with a lawned area and access to the garage. The rear garden is designed for low maintenance, featuring a patio area ideal for relaxing and entertaining, with the remainder laid to lawn.

Additional Information

EPC rating B, Council Tax Band D, Property built 2021. Five years NHBC remaining.





Denotes head height below 1.5m

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.

These brochures are produced as a guide only. The floor plan and measurements are not to be used for furnishing or any other purposes and are approximate.

This well presented three bedroom detached home offers generous and practical accommodation, making it an ideal choice for growing families. The property features a welcoming entrance hall, a modern kitchen/diner with integrated appliances and space for family dining, and a comfortable lounge with access to the rear garden, perfect for both everyday living and entertaining.

Upstairs, there are three well-proportioned bedrooms, including a main bedroom with en suite, along with a family bathroom, providing flexible space for family life, guests or home working.

Externally, the property benefits from off-road parking via a driveway to the front, as well as a garage offering additional parking or storage. The rear garden is designed for low maintenance, with patio and lawned areas ideal for relaxing and outdoor use.

Situated in a sought-after location close to local amenities, schools and transport links, this property combines convenience with comfortable living, making it a great option for families looking to settle into a well-connected area.



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