





2 Hammerwater Drive, Warsop

Guide Price £250,000 - £260,000 Freehold

THREE BEDROOM SEMI DETACHED CORNER PLOT PROPERTY • WELL EQUIPPED AND MODERN KITCHEN/DINER • NO UPWARD CHAIN, EPC RATING C • DOWNSTAIRS SHOWER ROOM AND FIRST FLOOR FAMILY BATHROOM • WELCOMING AND OPEN ENTRANCE HALL • GENEROUS SECOND FLOOR BEDROOM WITH ENTRANCE LOBBY • DRIVEWAY PROVIDING OFF ROAD PARKING • PRACTICAL SHED PROVIDING ADDITIONAL STORAGE AND WORKSHOP SPACE • SITUATED CLOSE TO LOCAL AMENITIES

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50 YEARS











Entrance Hall
A welcoming entrance hall providing access to the ground floor accommodation and first floor spaces. The entrance benefits from a central heating radiator, power points and useful under stairs storage. The space also provides access to the Hive heating control system, while a UPVC double glazed window allows plenty of natural light into the room.

Lounge
12' 8" x 8' 8" (3.86m x 2.63m)
A cosy and comfortable lounge featuring a UPVC double glazed window overlooking the front of the property and allowing plenty of natural light into the room. The lounge also benefits from a central heating radiator, power points and spotlights.

Kitchen/Diner
The heart of the home, this generous and modern kitchen and dining room provides an excellent space for family living and entertaining guests. The kitchen features a range of wall and base units providing an abundance of useful storage and housing integrated appliances, including a microwave, oven, one and a half sink and washing machine compartment. A feature island unit provides additional storage and dining space for four or more people, while also housing an induction hob. There is further space available for additional appliances, making this a practical and well equipped kitchen. Two UPVC double glazed windows overlook the rear garden and fill the room with natural light. Further features include additional storage, a central heating radiator, power points throughout and direct access to the rear garden.

Shower room
A modern and well equipped shower room comprising a low flush WC, wall mounted vanity sink with mixer tap and a walk in mains fed rainfall shower. Tiled walls and flooring provide ease of maintenance, while a wall mounted LED mirror, central heating radiator and UPVC double glazed window complete the space.

First floor

Bedroom No 1
15' 5" x 9' 1" (4.70m x 2.76m)
A generously sized double bedroom featuring practical built in wardrobes and useful storage space. A UPVC double glazed window overlooks the rear garden, while spotlights, a central heating radiator and power points complete the room.

Bedroom No 2
13' 2" x 8' 7" (4.02m x 2.61m)
A second double bedroom featuring a UPVC double glazed window overlooking the front of the property. The room also benefits from a central heating radiator and power points.**Bathroom**
A modern family bathroom comprising a low flush WC, vanity sink with mixer tap and bath with mains fed shower. Partially tiled walls provide ease of maintenance, while spotlights, a heated towel rail and UPVC double glazed window complete the space.

Lobby
Previously utilised as a bedroom, this versatile space has been converted to provide additional storage and dressing room accommodation. The room could also be utilised as a home office or study if desired. The space benefits from a UPVC double glazed window, central heating radiator and power points, while also providing access to the second floor bedroom bedroom.

Second floor

Bedroom 3
17' 6" x 10' 11" (5.34m x 3.33m)
A further double bedroom situated within the loft space, offering generous additional accommodation. Skylight windows allow natural light into the room, while built in storage provides further practicality. The bedroom also benefits from a central heating radiator and power points.

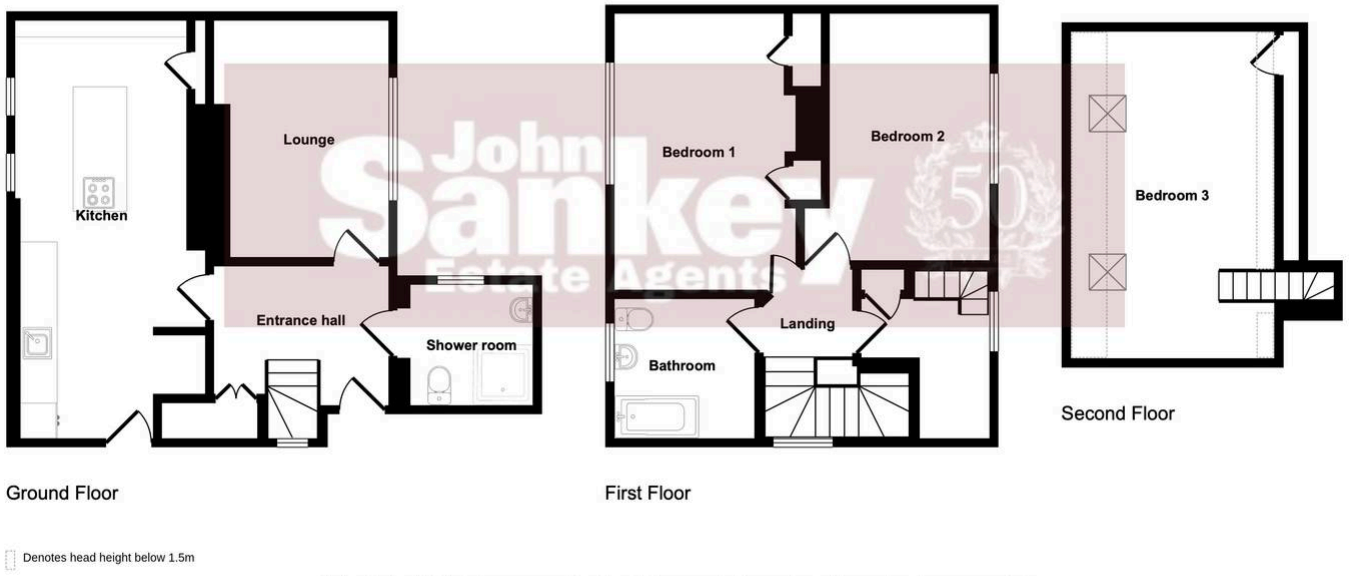


Outside
To the front of the property is a generous outdoor space featuring lawned areas and a driveway providing off road parking. A side gate offers convenient access through to the remaining outside spaces and rear garden. The rear garden is arranged over two levels, providing a great balance of patio and lawned areas. The lower level features a patio space ideal for outdoor seating, relaxing and entertaining guests. The garden also benefits from a practical shed featuring lighting, power points and a UPVC double glazed window, providing useful additional storage or potential workshop space. The upper level is mainly laid to lawn, creating an attractive and characterful outdoor space with plenty of room for the new owners to make it their own.



Additional Information
Tenure: Freehold Council Tax band: A (Mansfield district council) Mobile/Broadband Coverage Checker visit: www.ofcom.org.uk then click mobile & broadband checker.





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.

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furnishing or any other purposes and are approximate.

GUIDE PRICE £250,000-£260,000 A generous and well presented three bedroom semi detached property featuring a modern interior, generous living accommodation and a well maintained rear garden. With stylish living spaces, modern fixtures and plenty of practical features throughout, this property would make an ideal home for growing families, couples or those looking for additional space.

The ground floor features a cosy lounge and a generous open plan kitchen and dining room, creating the heart of the home. The modern fitted kitchen benefits from integrated appliances, a feature island unit with dining space for four or more people and direct access to the rear garden. A contemporary ground floor shower room provides further convenience.

To the first floor are two generous double bedrooms, including a main bedroom with fitted wardrobes, alongside a modern family bathroom. A versatile lobby can be utilised as a dressing room or additional storage space and provides access to a further double bedroom on the second floor.

Outside, the property benefits from a generous frontage with lawned areas and a driveway providing off road parking. The rear garden is arranged over two levels, featuring a patio area ideal for relaxing and entertaining, alongside a raised lawned garden. A practical shed with lighting, power and a window provides useful additional storage or workshop space.

With its modern interior, generous kitchen and dining space, versatile accommodation, off road parking and attractive rear garden, this three bedroom semi detached property offers an excellent opportunity for those looking for a comfortable and practical home.

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