



2 Garnet Close
Mansfield, Nottinghamshire NG18 4XL
£295,000

- A FOUR BEDROOMED SEMI-DETACHED HOUSE, WITH NO UPWARD CHAIN
- COMBINATION BOILER, UPVC DOUBLE GLAZING AND NEW FLOOR COVERINGS THROUGHOUT
- OPEN PLAN LIVING KITCHEN TO THE REAR WITH NEW UNITS AND BUILT IN OVEN AND HOB
- LARGE MAIN BEDROOM INCLUDING BUILT IN WARDROBES AND ENSUITE SHOWER ROOM
- OPEN PLAN FRONTAGE AND DRIVEWAY LEADING TO THE ATTACHED GARAGE TO THE SIDE
- FULLY UPGRADED IN RECENT MONTHS AND VIEWING IS HIGHLY RECOMMENDED
- ENTRANCE HALL HAVING COMPOSITE FRONT DOOR AND GROUND FLOOR CLOAKS WITH WC
- SEPARATE LIVING ROOM AND DINING ROOM, BOTH TO THE FRONT OF THE PROPERTY
- THREE FURTHER BEDROOMS AND CONTEMPORARY BATHROOM WITH THREE-PIECE SUITE
- SOUTH FACING REAR GARDEN WITH AREA OF LAWN AND INDIAN SLATE PATIO

VIEWING:

and further information through our Mansfield office on 01623 422777. Alternatively, email sales@temple-estates.co.uk

DIRECTIONS:

From Mansfield, head onto Ratcliffe Gate, which then becomes Rock Hill and Southwell Road West. Turn right onto King George V Avenue and at the roundabout, turn left onto Kings Walk. At the next roundabout, take the first exit onto Ruby Way. Garnet Close is then immediately on the right.

ACCOMMODATION COMPRISES

GROUND FLOOR

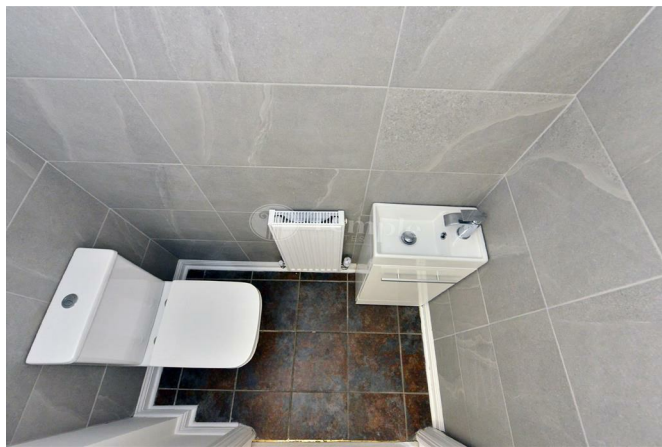
ENTRANCE HALL

Having composite front door, spindle staircase and radiator.



CLOAKROOM

WC and counter-top basin with vanity unit. Radiator.



LIVING ROOM

14'1 x 8'2 (4.29m x 2.49m)

UPVC double glazed front aspect. Radiator.



DINING ROOM

10'8 x 8'8 (3.25m x 2.64m)

Radiator. UPVC double glazed front aspect.



OPEN PLAN LIVING KITCHEN

24' x 14'3 maximum (7.32m x 4.34m maximum)

Formerly two separate rooms but now offering a delightful modern living space. Contrasting base and eye level units, work surfaces and single sink unit and drainer. Integrated electric oven, induction hob, cooker hood and dishwasher. UPVC double glazed square bay to the rear, second UPVC aspect and rear door. Upright and conventional radiators.



OPEN PLAN LIVING KITCHEN



OPEN PLAN LIVING KITCHEN



FIRST FLOOR

LANDING

Loft access. Cupboard housing combination boiler.

BEDROOM ONE

15'6 maximum x 12'10 in wardrobes (4.72m maximum x 3.91m in wardrobes)

Fitted double wardrobes. Double UPVC front elevation. Radiator.



BEDROOM ONE



EN SUITE

Comprising double shower cubicle, wash hand basin and WC. Chrome radiator, extractor fan, UPVC obscure glaze and full and half tiling to the walls.



EN SUITE



BEDROOM TWO

12'4 x 8'3 (3.76m x 2.51m)

Radiator. UPVC double glazed rear elevation.



BEDROOM THREE

9' x 8'3 (2.74m x 2.51m)

Built in single wardrobe. Radiator. UPVC double glazed rear elevation.



BEDROOM FOUR

8'10 x 7'1 (2.69m x 2.16m)

UPVC double glazed rear elevation. Radiator.



BATHROOM

Brand new suite including bath with tiled side, counter-top basin and WC. Fully tiled surround, upright ladder radiator, extractor fan and UPVC obscure glaze.



BATHROOM



OUTSIDE

There is an open frontage to the property and driveway to the side. This leads to the garage, which measures 18'2 x 8'8. There is a relandscaped garden with lawn and slate patio.



OUTSIDE



The property is in council tax band C (Mansfield District Council).

FINANCIAL ADVICE

We offer help and advice in arranging your mortgage. Please contact this office. Written quotations available on request. YOUR HOME IS AT RISK IF YOU DO NOT KEEP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

MONEY LAUNDERING

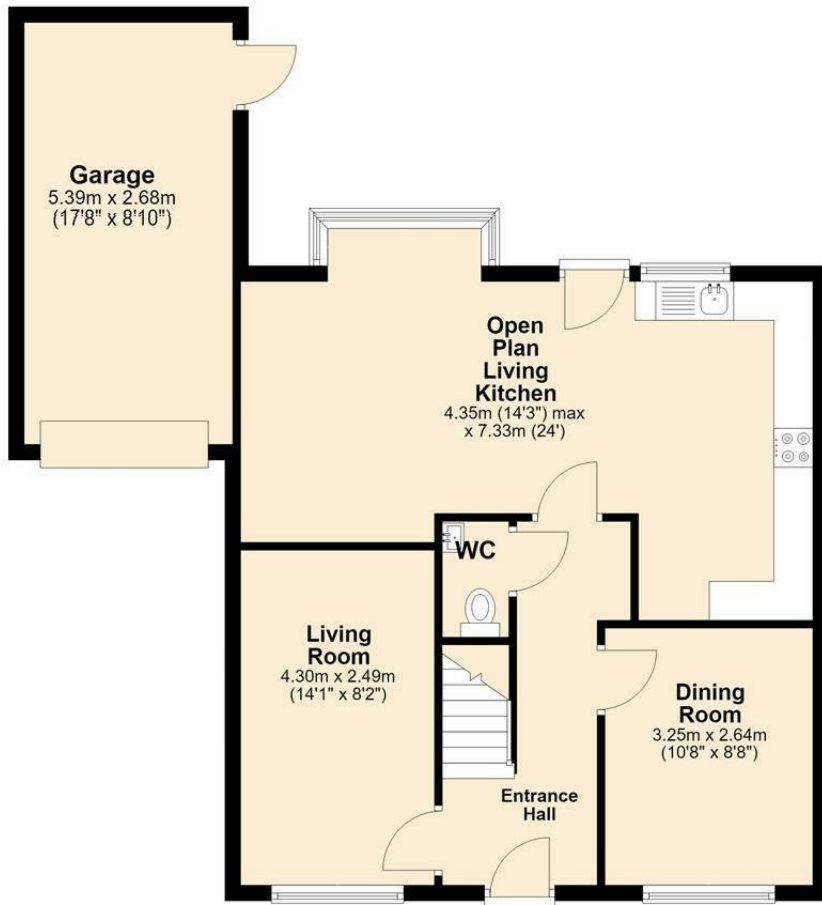
Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport, driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

AS WITH ALL OUR PROPERTIES

we have not been able to check the equipment and would recommend that a prospective purchaser should arrange for a qualified person to test the appliances before entering into any commitment. MA5905/08.07.2026

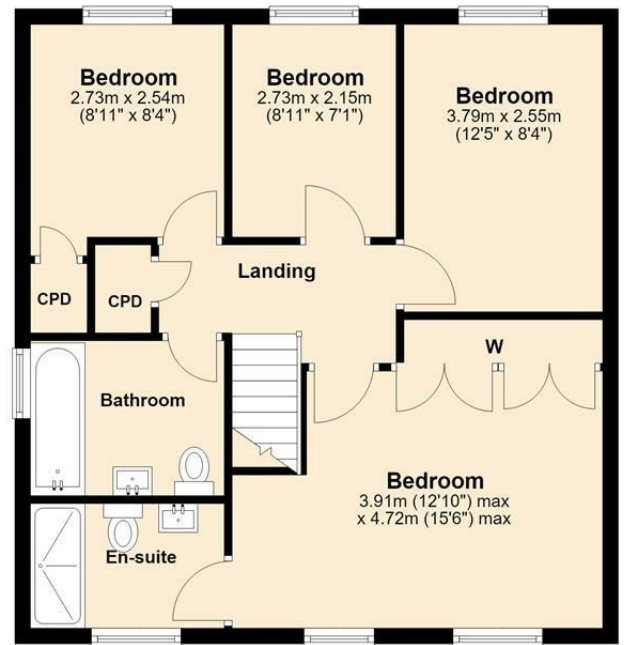
Ground Floor

Approx. 72.6 sq. metres (781.5 sq. feet)



First Floor

Approx. 56.7 sq. metres (609.8 sq. feet)



Total area: approx. 129.3 sq. metres (1391.4 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	79	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC.

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	

