



7 Cumberland Drive, Mansfield

Guide Price £170,000-£175,000 Freehold

SPACIOUS SEMI DETACHED HOUSE • THREE BEDROOMS • BREAKFAST KITCHEN AND UTILITY ROOM • DUAL ASPECT LIGHT AND AIRY LOUNGE • FAMILY BATHROOM AND SEPERATE WC • GENEROUS REAR GARDEN, VIEWS TO THE REAR • CLOSE TO TRANSPORT LINKS, VIEWING ESSENTIAL • NO ONWARD CHAIN, EPC RATING C



41 Albert Street, Mansfield, NG18 6AN
Sales: 01623 627 247
email:enquiries@johnsankey.com

John Sankey





Hallway

Redecorated light and airy hallway with upvc double glazed door, upvc double glazed window, stairs to the first floor and doors to the lounge and breakfast kitchen. New vertical blinds included.

Lounge

A light bright dual aspect reception room with upvc double glazed window to the front, upvc double glazed window to the rear. The focal point is the fireplace with electric feature fire. Recently redecorated with new vertical blinds to the front window included, two central heating radiators and complimentary carpeted floor. .

Breakfast kitchen

Fitted with a modern white gloss a range of wall and base units, cupboards and drawers, oven, hob with extractor fan over, sink with drainer and mixer tap, space for breakfast table, decorative tiled splashbacks, upvc window to the front of the property, central heating radiator, new vertical blinds included and door to utility room.

Utility Room

A recently refurbished practical utility room, upvc double glazed window and door leading to the rear garden, cupboard, worktop, and space for fridge freezer, washing machine and dryer.

Stairs and Landing

With upvc double glazed window overlooking the rear, cupboard housing the central heating boiler (approx 5 years old, fully serviced annually. Doors to three bedrooms, family bathroom and wc.

Seperate WC

With low flush wc and upvc double glazed window.

Family Bathroom

Recently refurbished with Upvc double glazed window to the rear, bath with shower over and shower screen, wash handbasin, tiled walls, central heating radiator.

Bedroom One

With built in storage cupboard, central heating radiator and upvc double glazed window to the front of the property. New vertical blinds included.

Bedroom Two

With upvc double glazed window to the front, central heating radiator and built in storage cupboard. New vertical blinds included.

Bedroom Three

With upvc double glazed window to the rear, built in wardrobe and central heating radiator.

Outside

To the front of the property there is a gated enclosed front garden with some new fencing, off street parking could be made by the purchaser with relevant changes, access to the rear garden to the side. The rear garden is fully enclosed, laid to lawn low maintenance areas, hard standing for garage if required, with access available to the rear, views overlooking fields to the back.

General Information

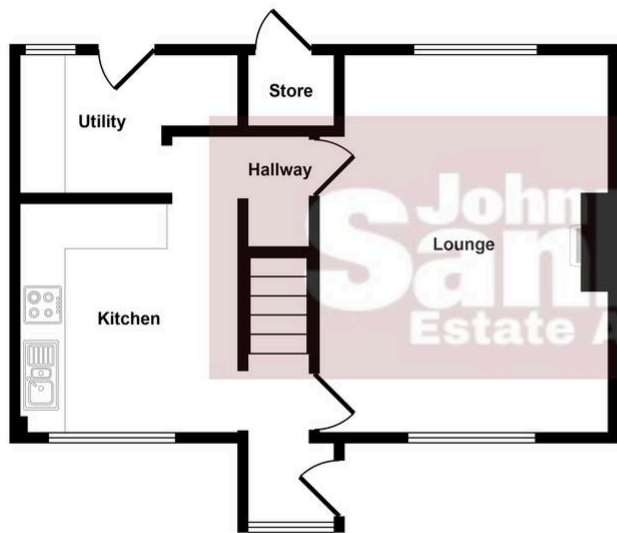
The accommodation has been re-decorated and refurbished throughout and comprises of dining kitchen, utility room, three bedrooms, family bathroom, separate wc, front and rear garden. The property is being sold with the benefit of no upward chain. It is situated on the edge of Ladybrook, close to the A38/M1 transport links, bus route shops, it is accessible by a short car journey to both Mansfield and Sutton in Ashfield town centres. Cumberland Drive is a large cul-de-sac that has a good size grass area to the front giving feeling of space and this property is not overlooked by properties to the rear it has open field views.

Additional information

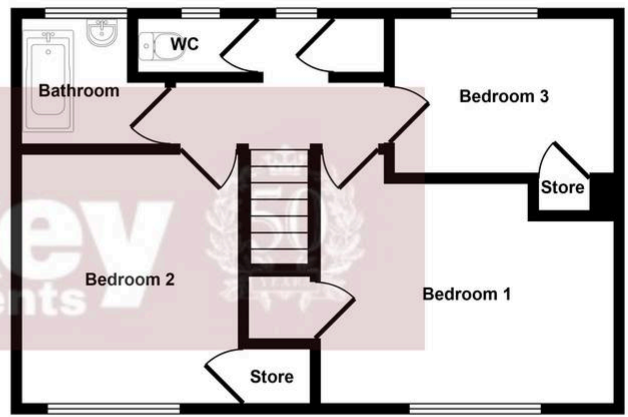
The property was fully re-wired in 2016, has current electrical certificate until 2027, replumbed 2021, the combi boiler has been serviced annually. The property has recently been fully redecorated, new flooring in the bedrooms and utility, all the brand new blinds are included in 5 rooms and hallway, no onward chain. EPC rating C, standard construction, Council tax band A. Viewing essential to appreciate the standard and size of the accommodation that is on offer.

Agents Note

Under Section 21 of the Estate Agency Act 1979 we have to inform all potential purchasers that the owner of this property is associated with John Sankey Estate Agents.



Ground Floor



First Floor

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.

Presenting this deceptively spacious and beautifully presented three bedroom semi detached house, offering an excellent opportunity for families and professionals alike. The property has recently been fully decorated throughout, with brand new blinds included in select rooms and benefiting from new flooring in the bedrooms and utility room, ensuring a fresh and contemporary feel as you move from room to room. Upon entering, you are greeted by a welcoming hallway that leads to a dual aspect, light and airy lounge. The breakfast kitchen provides ample space for dining and meal preparation, while the adjoining utility room adds valuable extra functionality for appliances and storage options. Upstairs, you will find three well proportioned bedrooms, providing comfortable accommodation for the whole family. The family bathroom is complemented by a separate WC, offering convenience during busy mornings. This home is offered with no onward chain, making the moving process as straightforward as possible for prospective buyers. The property enjoys a pleasant outlook with views to the rear, enhancing the sense of space and tranquillity. Situated close to excellent transport links, this house is ideally located for commuters and those seeking easy access to local amenities, schools and leisure facilities. The EPC rating of C reflects the property's good level of energy efficiency, helping to keep running costs manageable. Viewing is essential to fully appreciate the quality and space on offer.

