



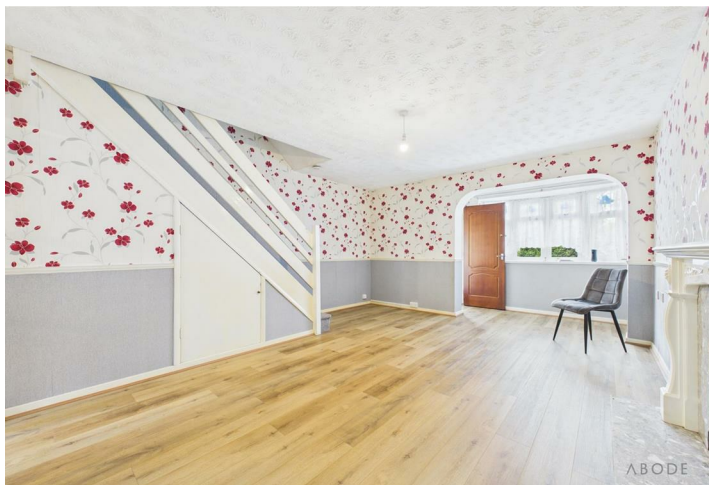


Mansell Close is a well-presented home offering practical and well-balanced accommodation, with spacious rooms and useful built-in storage throughout.

The property is entered via a UPVC double-glazed front door leading into a welcoming hallway with access to the electrical meter and consumer unit. The front lounge features a bay window, fireplace with Adam-style surround, understairs storage, and a staircase rising to the first floor, creating a comfortable main living space. The kitchen/diner provides a functional and sociable area for everyday living and dining.

To the first floor, there are three bedrooms, each well-proportioned and benefiting from fitted or built-in storage. The accommodation is completed by a family bathroom fitted with a three-piece suite including a shower over bath.

Further benefits include UPVC double glazing, gas central heating, and a practical layout suited to a range of buyers. The property also offers off-street parking arrangements situated in a block row.



Hallway

Entered via a UPVC double-glazed front door, the hallway provides access to a useful meter cupboard housing the electric meter and consumer unit, along with access to the main living accommodation.

Lounge

A bright front-facing reception room featuring a UPVC double-glazed bay window and a focal fireplace with timber Adam-style surround. The room also includes a central heating radiator, smoke alarm, understairs storage cupboard, and a staircase rising to the first floor. A glass-panelled internal door leads through to the kitchen/diner.

Kitchen/Diner

With a UPVC double-glazed window to the rear elevation and a UPVC double-glazed frosted door providing access to the rear garden.

The kitchen is fitted with a range of matching base and eye-level storage cupboards and drawers, complemented by drop-edge preparation work surfaces with tiled splashbacks. Integrated appliances include a four-ring hob with oven and grill beneath, and a 1½ bowl stainless steel sink and drainer with mixer tap. There is plumbing and space for freestanding under-counter white goods.

Additional features include a central heating radiator and a useful under-stairs storage cupboard with shelving, providing further practicality.

Landing

The landing provides access to the loft via hatch and includes a smoke alarm, thermostat, and doors leading to all bedrooms and the bathroom.



Bedroom One

A well-proportioned double bedroom with UPVC double-glazed window to the front elevation, central heating radiator, and a range of built-in fitted wardrobes with hanging rails and shelving.

Bedroom Two

A double bedroom with UPVC double-glazed window to the rear elevation, central heating radiator, and built-in double wardrobe with shelving.







Bedroom Three

A further bedroom with UPVC double-glazed window to the rear elevation and central heating radiator.

Bathroom

Fitted with a three-piece suite comprising low-level WC, pedestal wash hand basin with mixer tap, and bath with electric shower over and glass screen. Additional features include tiled wall coverings, extractor fan, central heating radiator, and a frosted UPVC double-glazed side window.

Parking

Off road parking for this property is situated on a row offset from the property.

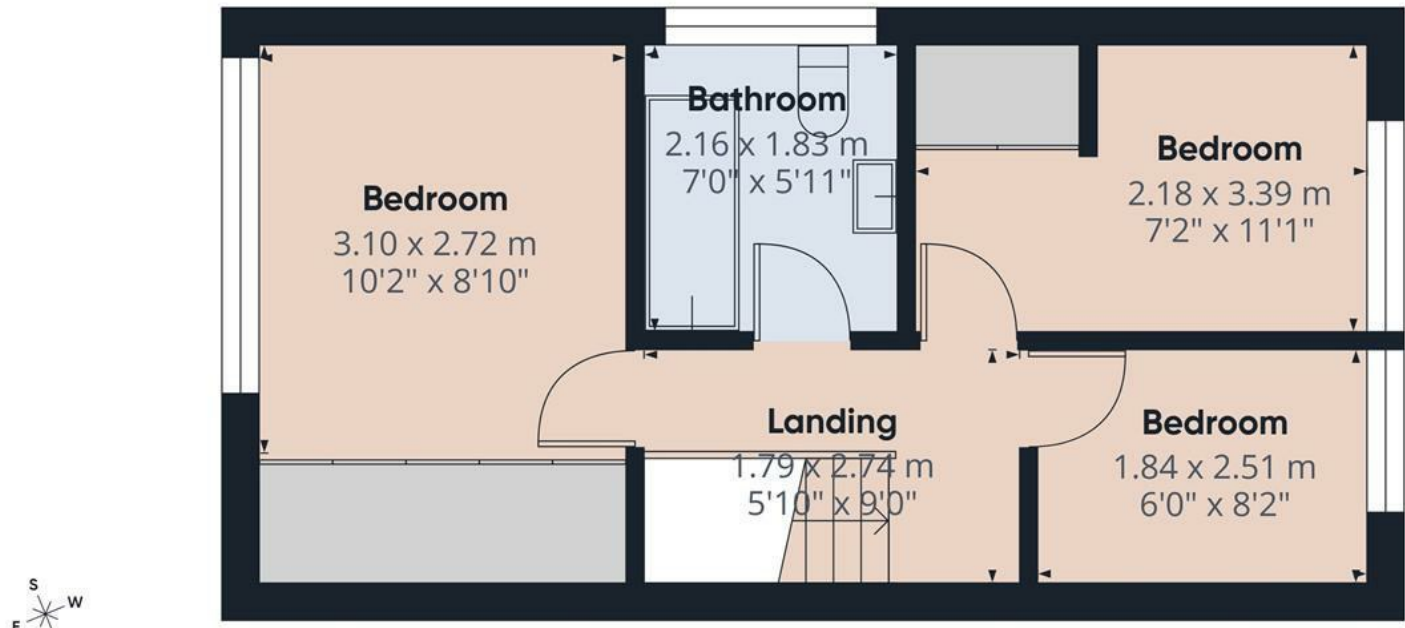






Floor 0

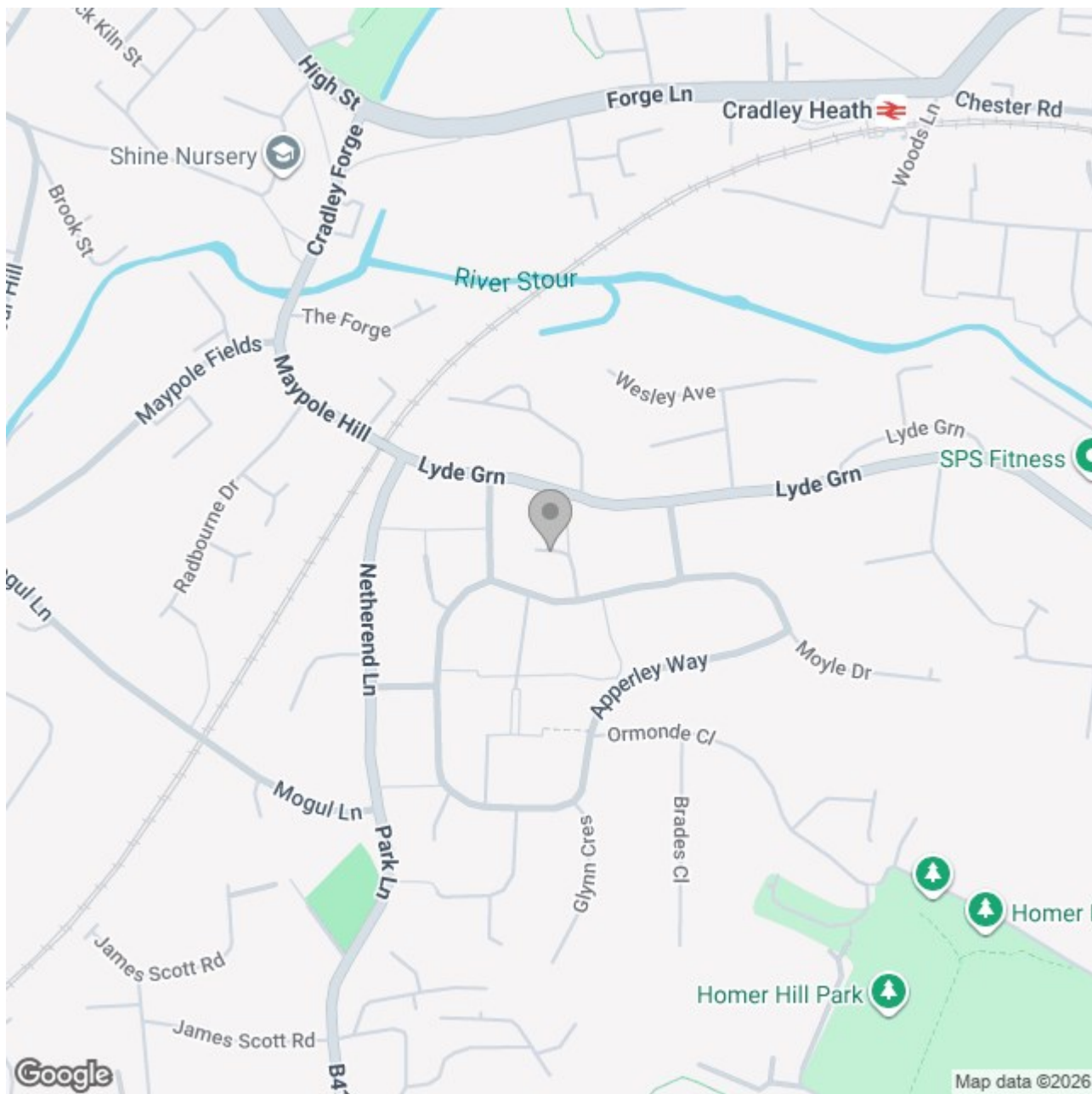
Approximate total area⁽¹⁾
67.5 m²
727 ft²



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	69	
(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 	