



Offers Over £160,000 Freehold

PLOT 4 SOUTHWELL COURT | SOUTHWELL ROAD | MANSFIELD | NG18 4ZD



## A NEW HOME, NOT TO BE MISSED!

This stylish two-bedroom end-of-terrace home is a hidden gem, tucked away on an exclusive development of just four properties off Southwell Road, in the heart of Mansfield. With local shops, schools, and fantastic transport links all close by, it is perfectly placed for convenient, modern living.

Offered sold as seen, this property is the perfect opportunity for buyers to make their mark—aside from the kitchen, the home is un-floored, giving you a blank canvas to add your own style and personal touch throughout.

The thoughtfully designed layout includes a contemporary kitchen with modern units, integrated cooker, ample worktop space, and room for appliances. A handy downstairs WC adds practicality, while the bright living room enjoys French doors opening out to the private rear garden—ideal for indoor-outdoor living.

Upstairs, the first floor features a well-sized double bedroom and a modern three-piece bathroom, while the top floor boasts a generous master bedroom complete with a front-facing Velux window for natural light and privacy.

Externally, the home offers off-road parking for two vehicles and a landscaped rear garden with lawn and patio area—perfect for relaxing, entertaining, or enjoying the sun.

Whether you are a first-time buyer, looking to downsize, or an investor, this home has everything you need—with space to make it truly your own.

Early viewing is essential—this is one opportunity you don't want to miss! Call the office now to arrange your viewing 01623 633633!





#### Entrance Hall

Allowing access to;

#### Kitchen 8'4" x 15'1"

The kitchen is fitted with a range of modern wall and base units, complemented by a matching work surface. It features an inset sink and drainer, a built-in cooker with an electric hob, and an extractor hood above. There is also space for additional free-standing appliances. A window to the front elevation provides natural light, and the room is finished with tiled flooring.

#### W.C

Comprising of a pedestal sink with tiled splash back behind, a low level W.C and a radiator.

#### Living Room 11'4" x 10'4"

Accessed directly from the kitchen, the layout of this home flows beautifully. The living room is bright and inviting, with natural light streaming in through the French doors that open out to the rear garden. The space also benefits from a central heating radiator, ensuring comfort year-round.

#### First Floor Landing

Allowing access to;

#### Bedroom Two 11'4" x 8'5"

A generously sized double bedroom featuring a window to the rear elevation that provides plenty of natural light, along with a central heating radiator.



#### Bathroom 4'9" x 10'4"

Modern in style, the bathroom is fitted with a three-piece suite comprising a pedestal wash hand basin, low-level WC, and a panelled bath with shower fittings over. A window to the front elevation allows natural light in, while a heated towel rail adds a practical and stylish finishing touch.

#### Second Floor Landing

Allowing access to;

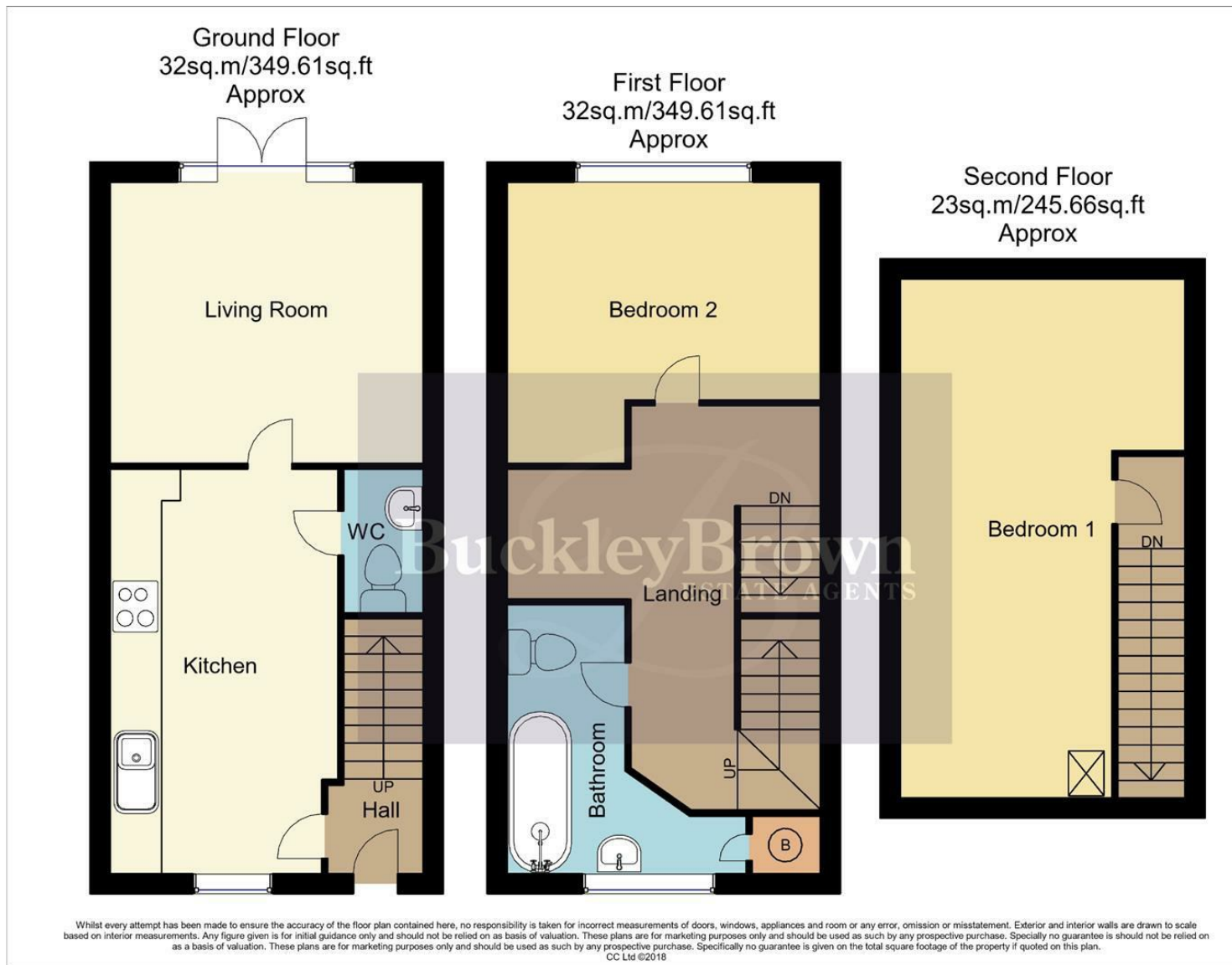
#### Bedroom One 8'3" x 19'10"

The master bedroom is located on the top floor of the property and offers a fantastic amount of space. A Velux window to the front elevation provides natural light while maintaining privacy, and the room's generous proportions make it a comfortable and versatile retreat.

#### Outside

Tucked away down a private drive shared by just four homes, this property boasts strong kerb appeal. It also benefits from the added convenience of off-road parking, with a dedicated driveway providing space for two vehicles. The rear garden is both private and secure, enclosed by fencing and thoughtfully landscaped with a lawned area and a patio seating space—perfect for relaxing and making the most of the sunshine.





**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			91
(81-91) <b>B</b>		78	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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