

Durham Close
Mansfield Woodhouse MANSFIELD

burchell edwards

Durham Close
Mansfield Woodhouse MANSFIELD NG19 8LB

for sale
£260,000







Property Description

Occupying a desirable position within a quiet and established residential cul-de-sac, this impressive three-bedroom detached family home combines spacious, contemporary living with a layout perfectly suited to modern lifestyles.

Beautifully presented throughout, the accommodation is centred around a superb open-plan kitchen and dining space, creating the ideal hub of the home for both everyday family life and entertaining. Designed with practicality in mind, the kitchen offers a range of fitted units and ample workspace, seamlessly flowing into the dining area to provide a bright and sociable environment.

Complementing the ground floor is a generously proportioned living room, offering a welcoming space to relax and unwind, whilst to the rear, a delightful conservatory enjoys views across the garden and provides additional versatile living space, ideal as a sitting room, playroom, home office or garden room.

To the first floor, the property offers three well-appointed bedrooms, including a spacious principal bedroom, with the remaining accommodation served by a family bathroom finished to a high standard.

Externally, the home benefits from a driveway providing ample off-street parking, a garage, and a private enclosed rear garden, perfect for outdoor entertaining, family gatherings and enjoying the warmer months.

Please contact us to arrange a viewing - 01623 627727.

Front Elevation

Positioned on the corner plot of Durham close, offering off street parking for two vehicles. This could be altered to accommodate further parking. There is a lawned area with shrubs providing a welcoming curb appeal, then to the side you have a locked gate providing direct access to the rear garden. The garage is also accessible via the front drive.

Entrance Porch

The entrance porch consists of a UPVC front door that opens to carpeted flooring and further, the entrance hallway.

Entrance Hallway

This light and spacious hallway is finished with tiled flooring, feature panelling on the walls and a wall mounted radiator.

Lounge

Located to the front of the property and having a DG UPVC bay fronted window, this cosy reception space is finished with carpeted flooring, a wall mounted radiator and an electric feature fireplace.

Kitchen Diner

A stunning open-plan kitchen and dining space, thoughtfully designed for modern living. Featuring a range of contemporary base units, quality work surfaces and a central island providing additional preparation space and casual seating. Underfloor heating adds a touch of luxury and ensures year-round comfort, whilst the generous dining area creates the perfect setting for family meals and entertaining guests. With spotlight lighting, an integral dishwasher, electric oven, gas hob and cooker hood.

Conservatory

Accessed from the kitchen diner, this brick based conservatory has DG UPVC windows to both side and rear elevations allowing ample natural light to flow through, as well as the UPVC French doors to the side elevation for direct garden access.

Utility

The utility is a practical space, having plumbing and electrics fitted, worktop space, and housing the boiler. The flooring is tiled and there is an internal door to the garage as well as an external door to the rear garden.

Landing

The landing is carpeted to finish, has a wall mounted radiator and a DG opaque window to the side elevation. The loft access is also on the landing.

Loft Space

Mostly boarded with lighting and insulation.

Bedroom One

Bedroom One, the primary, is a generous double bedroom finished with carpeted flooring, a wall mounted radiator, fitted wardrobes and a DG UPVC window to the front.

Bedroom Two

Bedroom Two, another generous double, has carpeted flooring, a DG UPVC window to the rear and a wall mounted radiator.

Bedroom Three

Bedroom Three is a single bedroom, having carpeted flooring, a DG UPVC window to the front, a wall mounted radiator and shelving across the box that covers the stairs.

Family Bathroom

The family bathroom consists of a three piece suite, offering a ceramic toilet and ceramics sink basin; a bath with a shower over that runs from the mains. Its finished with tiled flooring and splashbacks across the walls, there is a shaver point, spotlight lighting and a wall mounted towel radiator.

Rear Garden

This private and enclosed garden wraps from the rear to the side and is a deceptive space. Having a mix of a lawned section, a block paved patio and a further slabbed patio area. There is an outside tap, a locked gate to the side that leads to the front elevation, and fruit trees and shrubs that provide further privacy on the back.

Double Integral Garage

The garage is a fantastic space for parking, storage or workspace requirements. Fully fitted with electrics, a storage cupboard, and sheet up & over doors to the front.

** Proposed Planning **

There is proposed planning for an extension to both the rear elevation and first floor. The plans have been added to the marketing and provided by the owner. Please ask the team for further information regarding this.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







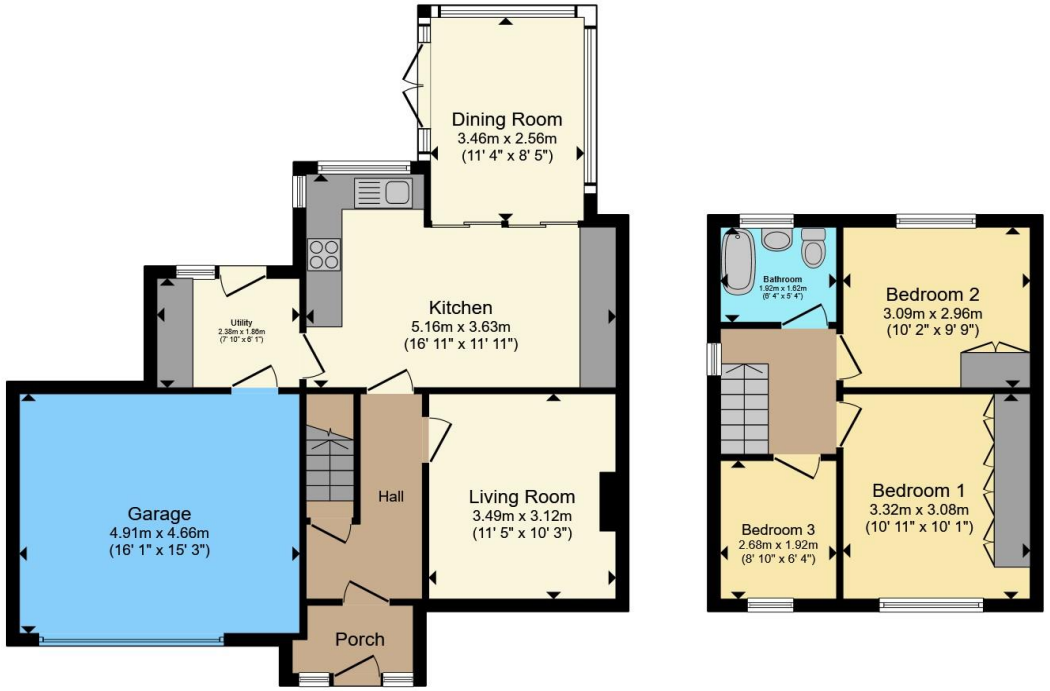



LOVE
LOVE
LOVE









Ground Floor **First Floor**

Total floor area 102.9 m² (1,108 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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To view this property please contact Burchell Edwards on

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EPC Rating: C

Council Tax Band: C

Tenure: Freehold

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The Property Ombudsman

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