



£400,000

ESKDALE CLOSE | MANSFIELD | NG18 3GU

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ESTATE AGENTS

HERE IT IS!...There is definitely more than meets the eye with this wonderful four-bedroom detached house standing beautifully in the convenient area of Mansfield! This residence is located within close proximity to local shops and other amenities are only a short journey away!

The ground floor accommodation boasts a spacious living room, you will find there is plenty of space to add your homely furnishings. Just next door you will be met with the open plan kitchen/dining room which includes the lovely laminate flooring and large patio doors creating a bright and airy atmosphere. Through to the kitchen which offers a range of modern cabinetry and units with work surfaces over and a large island in the middle. There is also space here for appliances and the open plan set up makes it a great entertaining space when inviting guests over. The ground floor also hosts a spacious home office, handy utility and a downstairs WC!

Now that you've seen all the ground floor has to offer, let's take a walk upstairs, where you will be just as impressed! From the landing, you'll have access to four spacious and versatile bedrooms all of which include fitted wardrobes. The master bedroom even includes its own en suite. These rooms have all been kept to a good standard and offer space and flexibility to add your own stamp. The bathroom is just off the landing and is fitted with a three-piece suite, perfect for relaxing and unwinding.

The outside space complements the property and presents an ample and private well maintained rear garden consisting of shrubs, foliage, lawn and a lovely patio area. There is also a private driveway to the front of the property, providing spaces for parking and a double garage.. Call today to arrange a viewing!





#### Hall

Spacious open hallway leading all ground floor rooms, under stairs space and space for amenities.

#### Office 8'6" x 13'4"

Laminate flooring, spotlights, central heating radiator, ample storage space, currently being used as a home office but potential to be a extra sitting room/play room. Window to the front elevation.

#### Dining Room/Kitchen 19'10" x 22'8"

Matching cupboards, spotlights, modern laminate flooring, integrated appliances and an inset sink with a window to the rear. Open plan kitchen/dining room with an island seperating the two with space for your desired dining furniture and patio doors to the garden.

#### Living Room 11'6" x 17'3"

Laminate flooring with spotlights, a feature fireplace, large bay window letting in a flood of light from the front elevation and a central heating radiator

#### Utility 5'2" x 7'1"

Ample storage space and pace for a washing machine.

#### WC

Low flush wc.

#### Landing

Carpeted landing with a glass feature balcony/banister.

#### Bedroom One 11'2" x 12'7"

Large carpeted bedroom a built in wardrobe that runs the whole way along the wall. central heating radiator and a window to the side elevation.



#### En Suite 5'1" x 6'0"

Three piece en suite with a walk in shower, low flush toilet, hand wash basin and a built in storage cupboard.

#### Bedroom Two 8'8" x 14'2"

carpeted bedroom with built in wardrobe, central heating radiator,

#### Bedroom Three 8'5" x 11'3"

Carpeted bedroom with central heating radiator, fitted wardrobe and two windows letting in a flood of light, one to the rear and one to the side elevation.

#### Bedroom Four 8'9" x 10'5"

Spacious carpeted bedroom with a fitted wardrobe and window to the side elevation.

#### Bathroom 6'11" x 8'2"

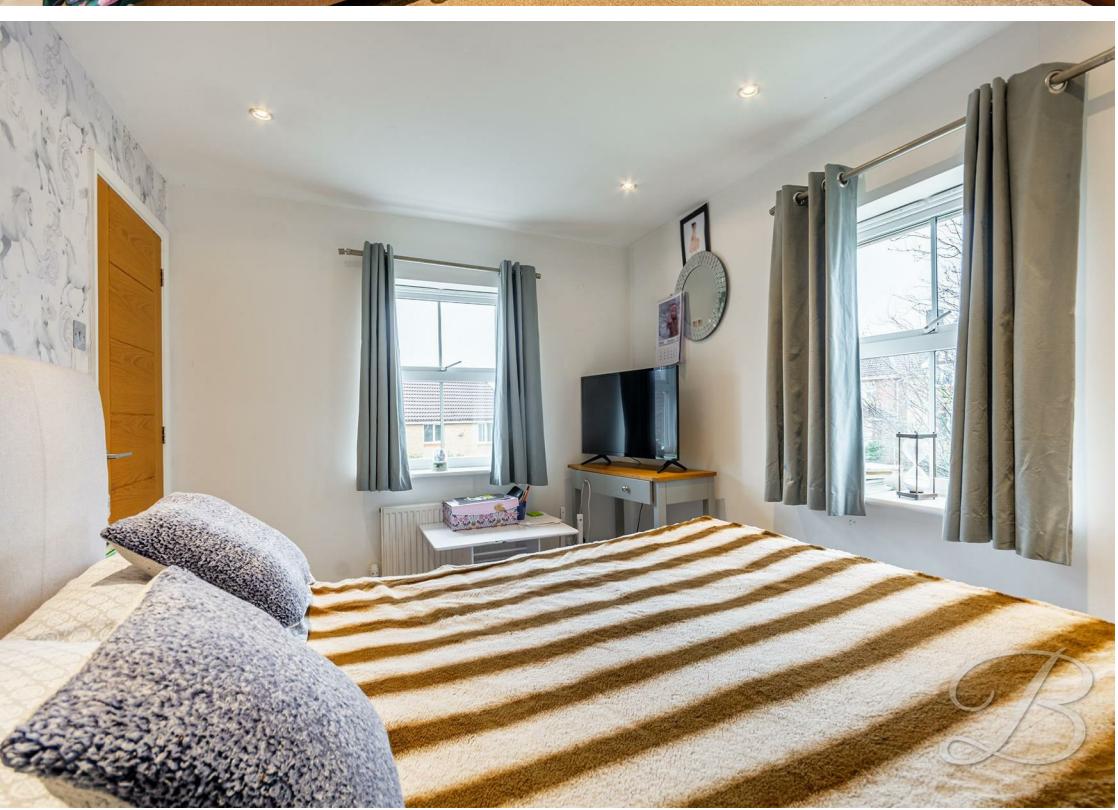
Tiled four piece modern bathroom with low flush WC, hand wash basin, bath and walk in shower and a heated towel radiator.

#### Outside

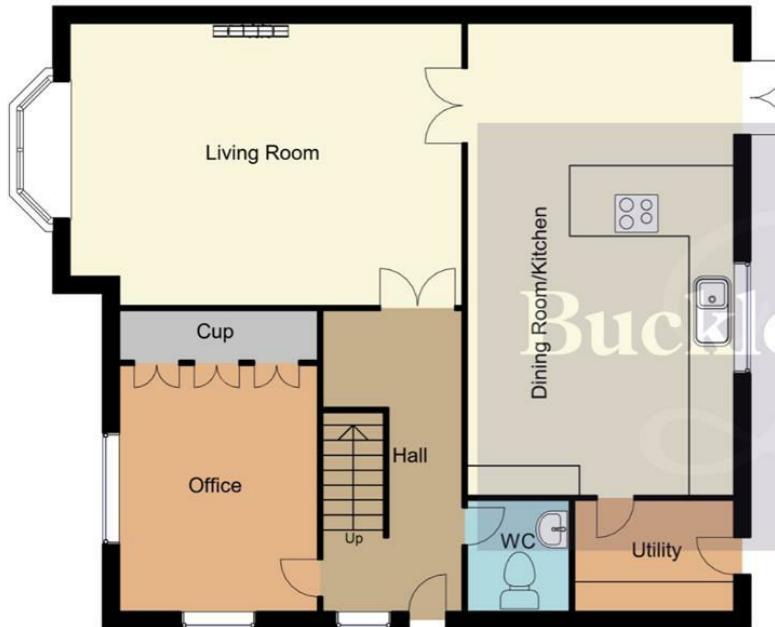
Well maintained rear lawned garden with shrubs and foliage around the outskirts and a patio. To the front of the property you will find a neat frontal garden area with a spacious driveway and a double garage.

#### Double Garage

Ample space for cars and storage.



Ground Floor  
74 sq.mt / 796.52 sq.ft  
Approx



First Floor  
71 sq.mt / 764.23 sq.ft  
Approx



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-81) B		
(69-80) C		
(55-68) D	71	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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.

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