



Offers Over £330,000 Freehold

7 WASHINGTON DRIVE | | MANSFIELD | NG18 5GP

BuckleyBrown
ESTATE AGENTS

THE TOTAL PACKAGE!...

We are delighted to present this impressive four-bedroom detached property, ideally located in Mansfield and surrounded by a wealth of excellent local amenities, schools, and transport links. Offering ample space both inside and out, this property is perfectly suited for modern family living.

Upon entering through the porch, you are greeted by a bright and welcoming entrance hall, setting the tone for this elegant family home. The spacious living room is a true highlight, featuring a charming fireplace that creates a cosy and inviting focal point, perfect for relaxing evenings or family gatherings. Double doors lead seamlessly into the dining room, which in turn opens via further double doors into the conservatory. Flooded with natural light from surrounding windows and fitted with French doors to the rear garden, the space offers a wonderful flow for entertaining or enjoying everyday family life. The well-appointed kitchen provides ample workspace and storage, with convenient access to a utility room, additional storage, and a handy WC.

Upstairs, you'll find four generously sized bedrooms, each complete with fitted wardrobes. The master bedroom further boasts the luxury of its own en-suite, while the additional bedrooms are served by the family bathroom.

Externally, the front of the property enjoys excellent kerb appeal with a neatly laid lawn and a driveway for off-road parking. To the rear, a spacious garden awaits, offering a laid lawn, patio seating areas, a shed, and mature shrubs and fencing, all combining to create a private and inviting outdoor retreat.

Call today to view!!!





Porch
With surrounding windows and access into;

Entrance Hall
With stairs rising to the first floor, built in storage cupboard and surrounding doors providing access into;

WC 2'8" x 4'11"
With a low flush WC and hand wash basin.

Living Room 10'8" x 14'9"
With laminate flooring, feature fireplace, bay window to the front elevation and double doors providing access into the dining room.

Dining room 10'5" x 9'1"
With laminate flooring and double doors opening into the conservatory.

Conservatory 11'3" x 9'10"
With surrounding windows and double doors opening onto the garden.

Kitchen 14'10" x 11'1"
Complete with a range of matching cabinetry and ample worktop surfaces. It features an inset sink and drainer, integrated eye level double oven, electric hob with hood over and space for appliances. With a door providing access into the utility room.

Utility Room 7'11" x 10'3"
With ample space for further appliances. With access into the storage.

Storage
With ample storage space.

Landing
With access into;



Bedroom One 12'7" x 9'10"
With carpeted flooring, fitted wardrobe and a bay window to the front elevation. This room benefits from its own en-suite facility.

En-suite 7'9" x 4'7"
Complete with a three piece suite including a shower, low flush WC and a hand wash basin. With a window to the side elevation.

Bedroom Two 9'9" x 9'7"
With carpeted flooring, fitted wardrobe and a window to the rear elevation.

Bedroom Three 8'6" x 12'0"
With carpeted flooring, fitted wardrobe and a window to the front elevation.

Bedroom Four 8'1" x 10'0"
With carpeted flooring, fitted wardrobe and a window to the rear elevation.

Bathroom 7'2" x 6'2"
Complete with a three piece suite including a bath with an overhead shower, low flush WC and hand wash basin. With a window to the rear elevation.

Outside
The front of the property offers a great kerb appeal, with laid lawn and a a driveway. The rear garden hosts a laid lawn, patio seating areas, shed and surrounding shrubs and fencing.





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. Specially no guarantee is should not be relied on as a 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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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) A		
(81-91) B		
(69-80) C		
(55-68) D	71	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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