



**1 Wellcroft Close
Mansfield, Nottinghamshire NG18 5GS
Offers Over £312,000**

- ** WITH NO UPWARD CHAIN** THIS WELL PRESENTED FOUR BEDROOMED DETACHED HOUSE
- ENTRANCE HALL, HAVING INTERNAL DOOR TO THE GARAGE AND GROUND FLOOR CLOAKROOM
- FITTED BREAKFAST KITCHEN (INTEGRATED OVEN AND HOB) AND UPVC CONSERVATORY
- SECOND BEDROOM WITH BUILT IN WARDROBES AND TWO FURTHER BEDROOMS
- CORNER PLOT, DOUBLE WIDTH DRIVEWAY, INTEGRAL GARAGE AND PRIVATE REAR GARDEN
- WITH COMBINATION BOILER AND UPVC DOUBLE GLAZING
- DINING ROOM WITH FRONT ASPECT AND LOUNGE OVERLOOKING THE REAR GARDEN
- MAIN BEDROOM WHICH INCLUDES BUILT IN WARDROBES AND EN SUITE SHOWER ROOM
- BATHROOM HAVING WHITE SUITE, ELECTRIC SHOWER AND FULLY TILED SURROUNDS
- DESIRABLE RESIDENTIAL LOCATION, OFFERING GOOD TRANSPORT LINKS AND AMENITIES

VIEWING:

and further information through our Mansfield office on 01623 422777. Alternatively, email sales@temple-estates.co.uk

DIRECTIONS:

From the centre of Mansfield, proceed onto Stockwell Gate, which then becomes Sutton Road. Further up here, turn left onto Hermitage Lane and then left onto Washington Drive. Wellcroft Close is on the right, with the property immediately facing you.

ACCOMMODATION COMPRISSES

ENTRANCE HALL

UPVC front door, radiator and laminate flooring. Stairs leading to the first floor. Internal door to the garage.



CLOAKROOM

With WC and wash hand basin. Radiator and UPVC window.

DINING ROOM

11'0" x 8'6" (3.37m x 2.60m)

Double UPVC aspect to the front of the property. Radiator. Laminate flooring.



LOUNGE

15'7" x 11'9" (4.77m x 3.59m)

UPVC double glazed square bay overlooking the rear garden. Living flame gas fire, set within Victorian style fireplace. Radiator. Laminate flooring.



BREAKFAST KITCHEN

13'5" x 9'5" (4.10m x 2.89m)

Providing a range of base and eye level units, work surfaces and stainless-steel sink unit and single drainer. Integrated electric oven and grill, separate induction hob, extractor fan and microwave. UPVC door and window, both through to the conservatory. Radiator.



CONSERVATORY

A brick and UPVC conservatory, which has been upgraded to include 'self-cleaning' glass roof.



FIRST FLOOR

LANDING

UPVC obscure glaze window to the half landing, radiator, access to the loft space and large built-in storage cupboard.



BEDROOM ONE

11'5" x 9'9" (3.48m x 2.98m)

Built in double wardrobes. UPVC double glazed front elevation. Radiator.



EN SUITE

Well appointed and consisting of shower cubicle and wash hand basin and WC within vanity unit. Half tiling to the walls, radiator and UPVC obscure glaze.



BEDROOM TWO

10'4" x 8'1" (3.17m x 2.48m)

Again, featuring built in double wardrobes. Radiator. UPVC double glazed rear elevation.



BEDROOM THREE

10'8" x 8'3" (3.27m x 2.54m)

Radiator. UPVC double glazed rear elevation.



BEDROOM FOUR

9'4" x 6'6" (2.87m x 2.00m)

Radiator. Double UPVC aspect to the front elevation.



BATHROOM

Three-piece white suite comprising shaped bath, wash hand basin and WC. Electric shower, chrome radiator, downlighters, UPVC window and tiled surrounds.



OUTSIDE

There is a double width driveway to the front, leading to the integral garage. The garage measures 18'4 x 8'2 and has up and over door, light and power, additional plumbing and houses the combination boiler. Importantly, there is an internal door from the house.

The garden at the front then extends to the side. The rear garden is fully enclosed, having lawn, planted borders, patio area and summer house.



The property is in council tax band D (Mansfield District Council).

FINANCIAL ADVICE

We offer help and advice in arranging your mortgage. Please contact this office. Written quotations available on request. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

MONEY LAUNDERING

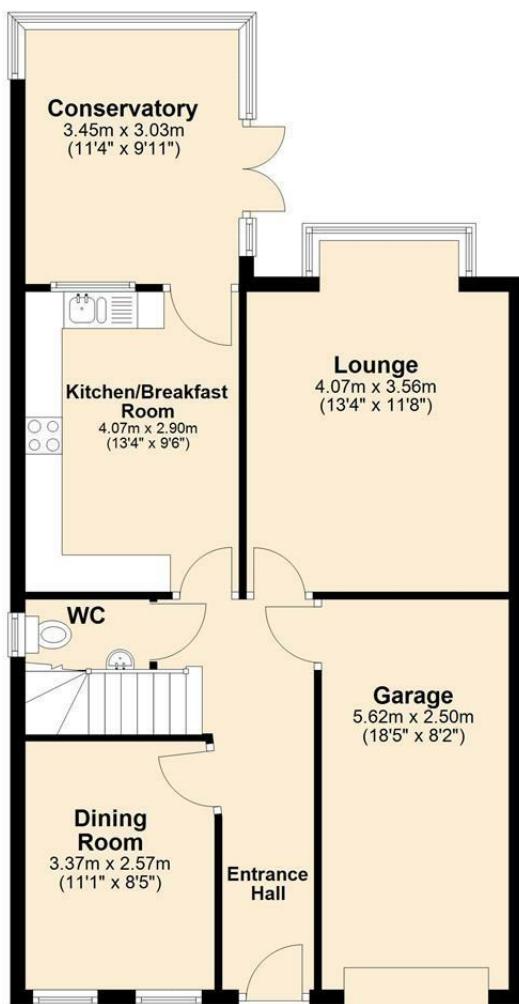
Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport, driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

AS WITH ALL OUR PROPERTIES

we have not been able to check the equipment and would recommend that a prospective purchaser should arrange for a qualified person to test the appliances before entering into any commitment. MA5821/14.08.2024

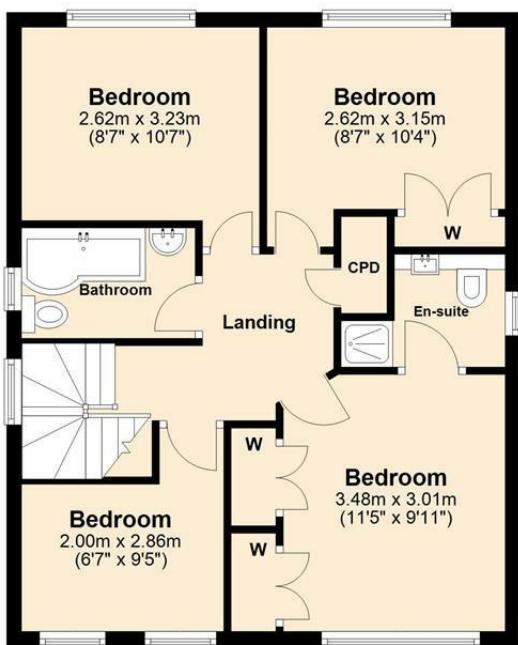
Ground Floor 1996

Approx. 74.1 sq. metres (797.2 sq. feet)



First Floor

Approx. 54.0 sq. metres (581.1 sq. feet)



Total area: approx. 128.1 sq. metres (1378.3 sq. feet)

| Energy Efficiency Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (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 | 74 | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | EU Directive 2002/91/EC | 68 | |

