

## 40 Taurus Close, Mansfield, Nottinghamshire, NG18 6AQ

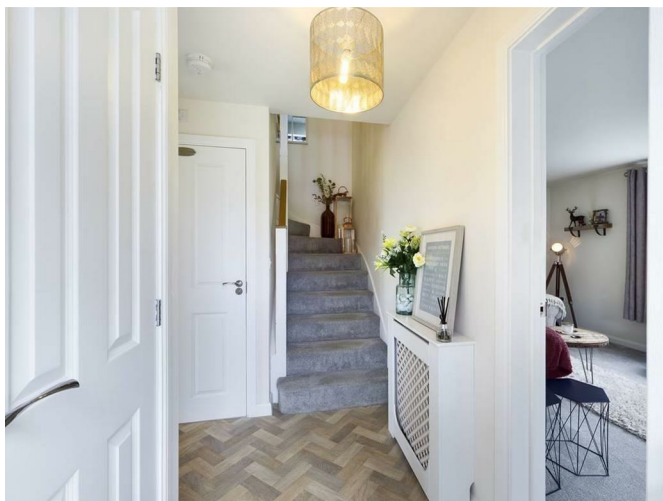


**Asking Price £230,000 Freehold**



An absolutely beautiful home which is offered with no upwards chain and situated on the popular new development completed by Barratt Homes late 2019. Having its own bus routes into Mansfield, easy access to the A617 providing access to the A60, A1 and the A38. Comprising throughout entrance hall, wc, lounge, beautiful kitchen/diner, family bathroom and three bedrooms the main room having an ensuite. The garden is accessed through patio doors from the kitchen/diner and is mainly laid to lawn and parking for the property is to the left of the property with two spaces. The current owners brought the property from new and added those extra finishing touches by having various upgrades done throughout the property and this is certainly a property anyone would love to have being tucked away in a quiet cul de sac. EPC=

**Hallway**  
6.08 x 9'1



Stepping through upvc front door into the welcoming hall which has stairs to the first floor, radiator, herringbone style vinyl flooring and a doubled doored storage cupboard which is ideal for all the Coates and shoes a family will have.

**WC**  
5'11 x 3'0



Nicely tucked away under the stairs with a flow through of the flooring from the hall and having a wc and wash hand basin with splash backs and radiator.

**Lounge**  
10'7 x 15'5



A light and bright room with window to the front and side of the property, carpet and a radiator.

**Kitchen/Diner**  
9'6 x 15'5



A beautiful upgraded kitchen with high gloss wall and floor units with wooden worktop. Integrated Zanussi appliances to include all electric oven, four ring gas hob with extractor and contrasting splash back, washer/dryer, dishwasher and fridge freezer as well as stainless steel sink and drainer with mixer tap. With a continuation of herringbone style vinyl from the hallway, radiator, plenty of space for a dining table as well as windows to the front and side of the property and patio doors opening onto the garden.



## Stairs & Landing



A lovely L shaped landing with airing cupboard and access to the loft which are both ideal storage places.

## Bedroom One 10'9 x 10'5

A nice cosy main bedroom with radiator and window to the side elevation as well as having a thermostat control for the heating.

## Ensuite 7'6 x 4'7



A light en-suite with double shower cubicle with an upgraded shower and being fully tiled, a wc and wash hand basin with tiled splash backs. Laminate wood effect vinyl flooring, radiator and window to the front elevation.

## Bedroom Two 11'10 x 8'7



A decent sized second bedroom with radiator and window to the front elevation.

## Bedroom Three 8'9 x 6'5



Plenty of space for a single bed or to be used as an office with radiator and window to the side elevation.

## Bathroom 6'10 x 5'6



A family bathroom wash hand basin, wc and bath with upgraded wall tiled in a grey slate effect, wood effect grey vinyl flooring, radiator and window to the front.

## Garden



A nicely sized rear garden which is hardly overlooked having a small paved area and the rest being laid to lawn. Fully secure with fenced and access gate to the front of the property.

## Parking



With two parking spaces tucked nicely into the corner next to the property.

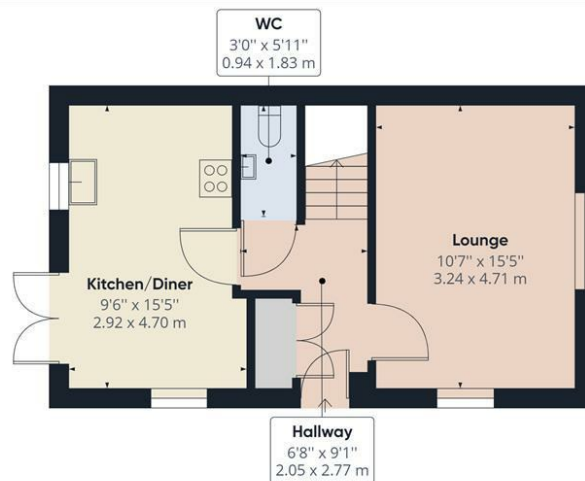
## Front



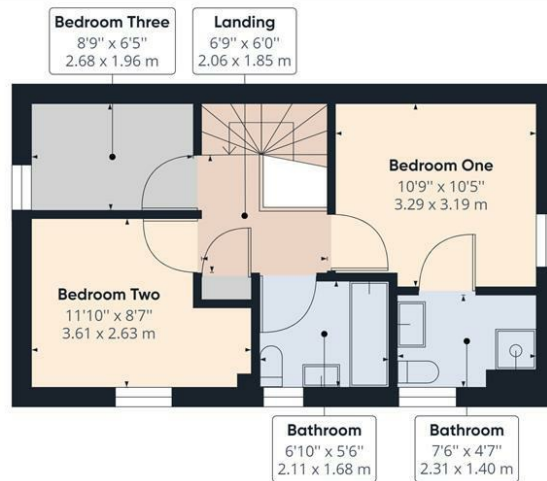
A corner plot property which has flower beds to the front and side which were planted out by the builders and maintained by the current owners aswell as a paved section which is an ideal place to store your bins.

## Information

Once the development has been completed there is a £150 per year maintenance charge for the upkeep of the grassed areas, roads, lighting and flower beds throughout the development.



Ground Floor Building 1



Floor 1 Building 1



Approximate total area<sup>(1)</sup>

773.81 ft<sup>2</sup>  
71.89 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360





Google

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>84</b>	
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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 environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	