



Farthing Way,
Mansfield, NG18 6AD

NEWTONFALLOWELL



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£400,000

****NEW INSTRUCTION TO MARKET ON THE PRESTIGIOUS BERRY HILL DEVELOPMENT IN MANSFIELD, BUILT BY AVANT HOMES****

Newton Fallowell has an exciting opportunity just perfect for you! This beautiful four-double-bedroomed property is ideally located close to major road networks, and offers families the size and space needed to grow and relax. The Rosebury is one of Avants popular styles which comprises of the following: Entrance hallway with an open space looking directly up to the ceiling, lounge with bi-folding doors onto the rear patio, open-plan high gloss integrated kitchen/diner, second reception room/sitting room, utility room, downstairs cloakroom, and garage access.

First floor: Galleried landing with walk-in cupboards, four light, and airy double bedrooms, En-suite shower room finished off with modern touches and high gloss built-in storage spaces, and a family bathroom that really finishes this property off nicely.

Externally: Double driveway to the front elevation, established low maintenance planting, attached garage with power and lighting, rear paved patio terrace to enjoy long summer evenings, and laid to lawn.



Accommodation

Entrance Hallway

Entrance via a modern composite door with matching side panels, Moduleo flooring, and vaulted ceiling showing which is flooded with light courtesy of the extra double glazed window to the front elevation.

Second Reception Room

13'3" x 9'9" (4.042 x 2.976)

Light and airy with Moduleo flooring, central heating radiator and uPVC window to the front elevation.

Kitchen

16'6" x 11'2" (5.049 x 3.419)

Fitted with a stylish integrated high gloss kitchen, ceiling spotlights, boasting an upgraded ceramic hob in the kitchen, sink and tap, Hotpoint dishwasher, eye-level oven and microwave along with warming drawer, and fridge/freezer. UPVC French doors onto the rear enclosed garden. This room then leads into either the utility room and cloakroom or the large open-plan lounge. The cupboard which leads under the stairs is a really good size for all storage needs.

Lounge

16'9" x 10'1" (5.110 x 3.087)

Fitted with extra-wide bi folding doors leading directly onto the paved patio, Moduleo flooring, modern decor following on from the open-plan dining kitchen.

Utility Room

6'2" x 4'8" (1.893 x 1.437)

Perfect for a laundry room with integral fire door into the garage (upgraded by the seller-not standard), spotlights, plumbing for various appliances.

Cloakroom/WC

5'2" x 5'1" (1.590 x 1.569)

Fitted with a two-piece cloakroom suite contemporary in design comprising: Low flush WC and wash hand basin/manual hot and cold mixer tap. Tiled feature wall with contrasting tiled walls, central heating radiator, spotlights, and Moduleo flooring

Landing

Built-in airing cupboard with matching doors throughout, loft access and uPVC window to the front elevation.

Master Bedroom

13'0" x 11'11" (3.979 x 3.642)

Built-in sliding three door mirrored wardrobe, Hive thermostat (wall mounted), uPVC window to the front elevation and central heating radiator.

En-suite

8'1" x 4'5" (2.469 x 1.349)

This room is perfect to relax with a double walk-in shower enclosure and digital rain shower, fully tiled walls, built-in high gloss storage cupboard, wall mounted modern sink unit/manual mixer tap, WC, towel radiator, spotlights, and uPVC window to the side elevation.

Bedroom Two

14'5" x 9'1" (4.401 x 2.794)

Upvc window to the rear elevation, area perfect for wardrobe (freestanding or if you wish have built-in) and central heating radiator.

Bedroom Three

11'3" x 10'4" (3.438 x 3.166)

Upvc window to the front elevation, central heating radiator and L-shaped in design. This double bedroom suits all age ranges.

Bedroom Four

12'6" x 7'6" (3.828 x 2.302)

Upvc window to the rear elevation, L-shaped along with the central heating radiator.

Family Bathroom

Fully tiled with a contemporary bathroom suite, with shower/glass screen, towel radiator, and uPVC window to the side elevation.

Externally

Tarmac driveway set back from the road along a block paved access, low maintenance planting, laid to lawn and gated access. The attached garage is a great size that could be converted (if required) with the internal door and power in place. The rear garden is fully enclosed with raised patio accessed via the bi-folding doors or French doors. Make this your own!



- ****FULL DETAILS TO FOLLOW INC THE VIRTUAL TOUR FROM AVANT HOMES****
- Four double bedrooms
- Executive detached property
- Highly sought after location
- This property gives you room to grow and enjoy
- GCH system and Hive enabled
- Moduleo flooring throughout



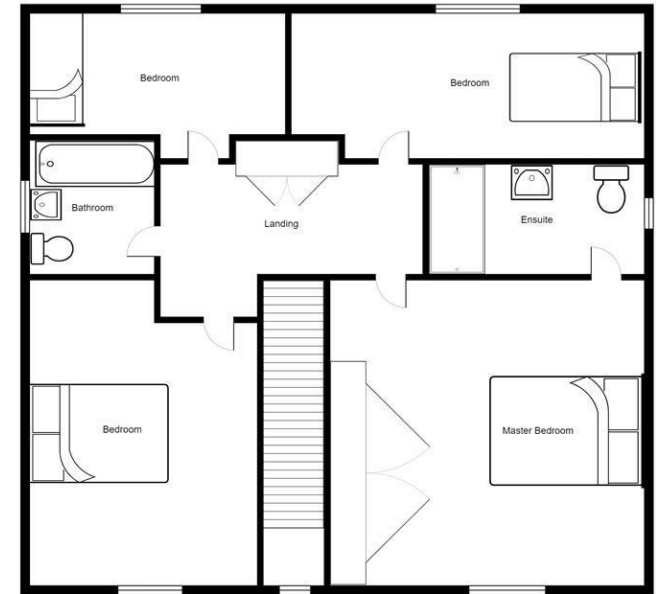
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	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		

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All measurements are approximate and for display purposes only.



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