



Harthill Drive,
Mansfield, NG19 6TT



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£284,950 Freehold**

****THIS EXTENDED FOUR-BEDROOMED DETACHED FAMILY HOME TICKS ALL THE BOXES AND IS PERFECT FOR GROWING FAMILIES. READY TO VIEW NOW. NOW WITH BRAND NEW BOILER WITH 5 YEAR WARRANTY****

New to the market is this lovely detached property which briefly comprises of the following: Entrance porch leading into the main hallway, lounge to the side elevation with great rear views of the local area. Following on we have the fitted kitchen with matching wall/base units, a central island housing the cooker, a built-in storage cupboard under the stairs that leads into into the dining area, and an integral garage.

First floor: Landing with loft access, four bedrooms, (En-suite to master and built-in modern wardrobes), along with a three-piece family bathroom and P-Shaped bath.

Externally: Low maintenance front/side gardens, driveway, an attached garage with up-an-over door, and gated access into the rear garden which is set on two levels.

CORNER POSITION!



Accommodation

Entrance Hallway

10'2" x 7'10" reducing to 6'2" (3.115m x 2.390
reducing to 1.885m)

Lounge

23'0" x 11'3" reducing to 9'9" (7.020m x 3.446m
reducing to 2.996m)

Kitchen/Diner

25'3" x 15'8" x 9'9" x 7'6" (7.701m x 4.794m x
2.975m x 2.304m)

Bedroom 1

10'10" x 8'11" (3.308m x 2.743m)

En-Suite

6'2" x 5'4" (1.902m x 1.64m)

Bedroom 2

10'1" reducing to 8'11" x 12'1" (3.078m reducing
to 2.739m x 3.707m)

Bedroom 3

13'11" x 7'6" (4.266m x 2.301m)

Bedroom 4

6'11" reducing to 6'8" x 9'4" (2.120m reducing to
2.053m x 2.851m)

Family Bathroom

8'6" x 7'6" reducing to 4'4" (2.610m x 2.300
reducing to 1.333m)

Externally



- Extended four bedroomed property
- Corner position with gardens to the front/side and rear
- Garage and driveway
- GCH system and UPVC double glazing
- En-suite shower room and built-in wardrobes to master
- The kitchen is L-Shaped in design and leads into the dining area
- ****NEW BOILER WITH 5 YEAR WARRANTY****



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	82
(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	

COUNCIL TAX INFORMATION:

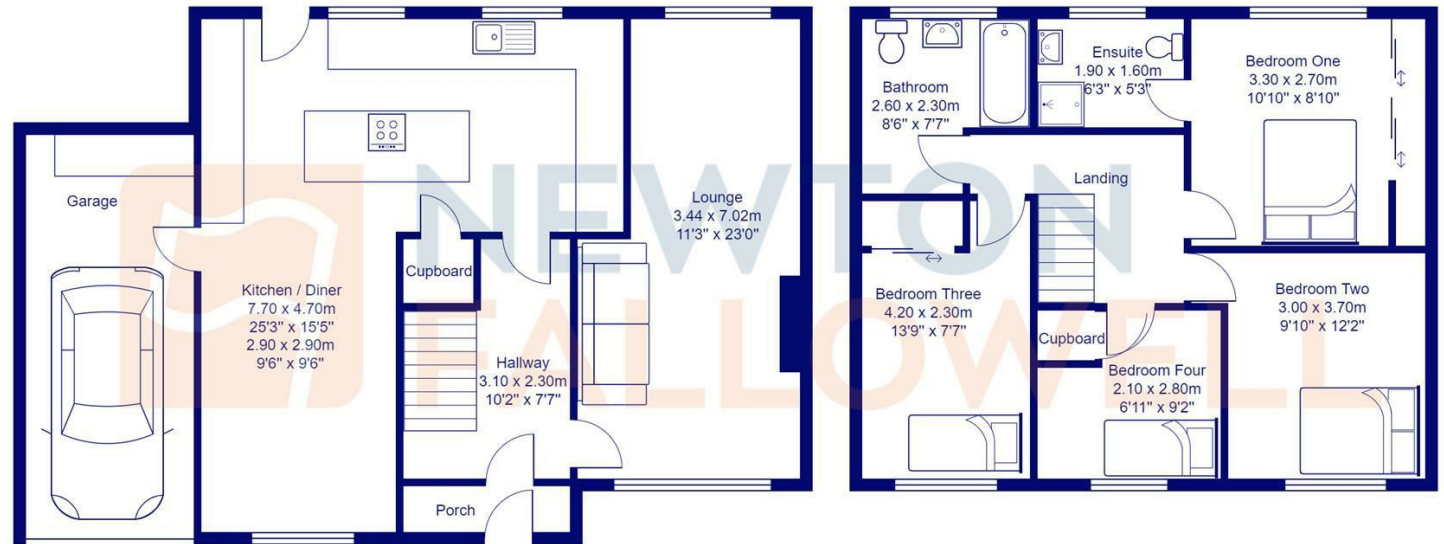
Local Authority:
Council Tax Band:

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