



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\*\***

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)

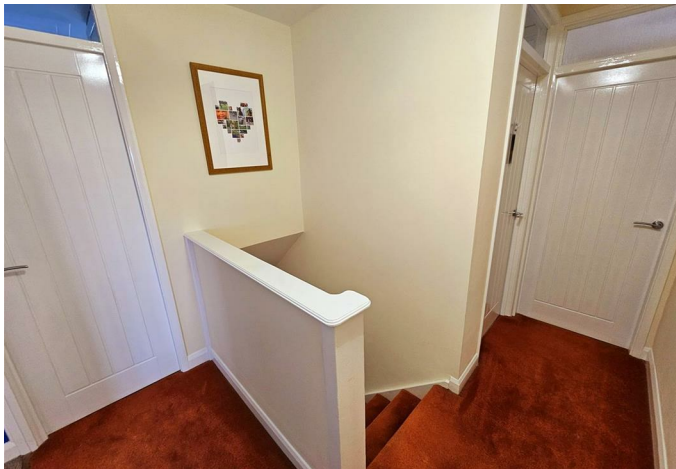
### Family Bathroom

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



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

#### COUNCIL TAX INFORMATION:

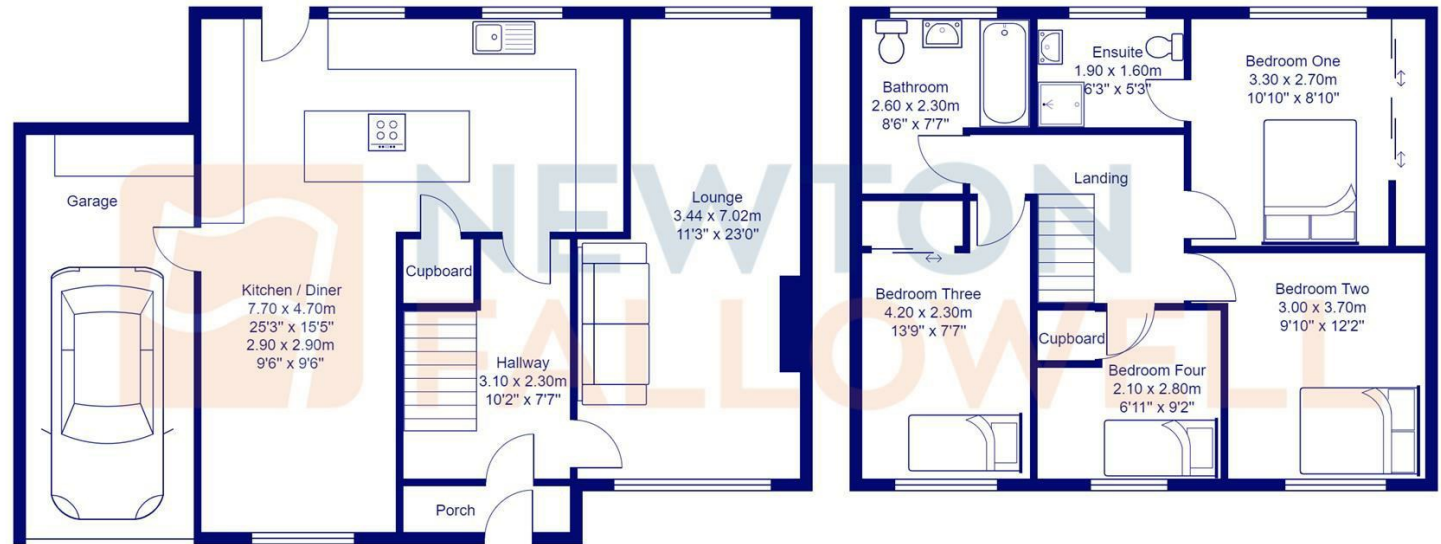
Local Authority:  
Council Tax Band:

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