



**Abbotts Croft,  
Mansfield NG19 6NY**

**Asking Price £235,000 Freehold**

AN EXTENDED THREE BEDROOM  
DETACHED FAMILY PROPERTY LOCATED  
IN A CUL-DE-SAC LOCATION.





Robert Ellis are delighted to present this stunning three-bedroom detached house, a true gem that combines modern elegance with quality features throughout.

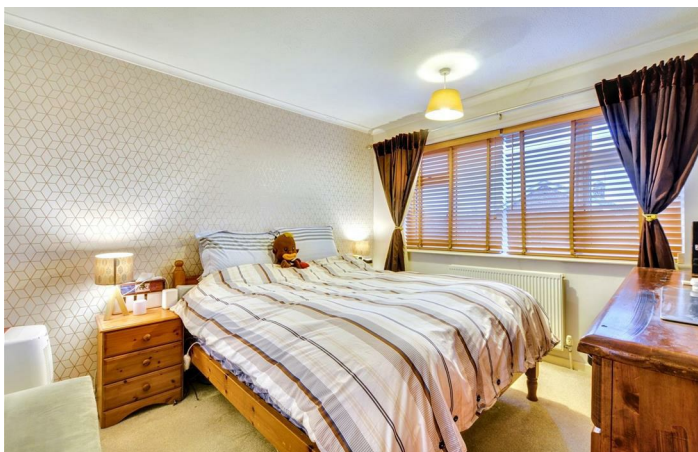
Situated on a generously sized plot, this property boasts stylish interiors and excellent outdoor space, including off-road parking, a garage, and a contemporary frontage that enhances its curb appeal. This is a home that's sure to capture your heart!

Upon entering, you'll be welcomed into a spacious and inviting lounge, beautifully presented with neutral decor—perfect for relaxation and adding your personal touches. Leading off the lounge is the sleek and modern kitchen, which features a fantastic range of matching wall and base units, an integrated oven, and space for additional appliances. Underfloor heating adds a touch of luxury, making it a warm and welcoming space. Adjacent to the kitchen is a generous dining area, ideal for hosting family meals or entertaining guests. Additionally, the property benefits from a practical home office, perfect for working remotely or as a quiet study space. This versatile room could also serve as an additional reception room, making it perfect for a growing family.

Upstairs, the landing leads to three well-proportioned bedrooms. The main bedroom features built-in wardrobes, offering plenty of storage, while the smallest bedroom has been thoughtfully converted into a walk-in wardrobe. The shower room is both modern and stylish, comprising a contemporary shower suite, low-flush WC, hand wash basin, and underfloor heating, all maintained to an impeccable standard.

Outside, the property continues to impress. The rear garden is a good size, featuring a low-maintenance patio area—ideal for outdoor dining or enjoying the sunshine. The private driveway and garage provide ample parking and additional storage space, completing the practical features of this home.

This property is being sold with no upward chain, making it an even more enticing opportunity. Homes of this quality and style are rarely available for long. Don't miss out—call us today to arrange your viewing!





### Front of Property

To the front of the property there is a large block paved driveway providing ample off the road vehicle hardstanding, pathway leading to the front entrance door, driveway leading to the integral garage.

### Entrance Hallway

Modern double glazed UPVC entrance door to the front elevation providing access to the spacious entrance hallway comprising wall mounted radiator, UPVC double glazed window to the front and side elevations, wooden flooring, ceiling light point, staircase leading to the first floor landing, doors providing access to:

### Living Room

17'11 x 10'3 approx (5.46m x 3.12m approx)

This spacious living room benefits from having a double glazed bow window to the front elevation, ceiling light points, coving to the ceiling, wall mounted radiator.

### Fitted Kitchen

9'9 x 8'10 approx (2.97m x 2.69m approx)

A modern fitted kitchen with matching wall and base units incorporating laminate work surfaces above, stainless steel sink with mixer tap over, integrated oven with hob above, pelmet lighting, coving to the ceiling, ceiling light point, underfloor heating, ample storage space.

### Dining Area

12'11 x 7'10 approx (3.94m x 2.39m approx)

Double glazed windows to the rear elevation, Velux roof lights, UPVC double glazed access door providing access to the rear landscaped garden, archway leading through to third reception/office.

### Third Reception/Office

9'9 x 8' approx (2.97m x 2.44m approx)

Laminate flooring, neutral décor throughout, currently utilised as a home office however would make an ideal additional reception room for growing families.

### First Floor Landing

Loft access to bordered out loft space housing refitted gas central heating combination boiler, panelled doors leading off to:

### Bedroom One

11'2 x 11' approx (3.40m x 3.35m approx)

Double glazed window to the rear elevation, ceiling light point, wall mounted radiator.

### Bedroom Two

11'2 x 10'8 approx (3.40m x 3.25m approx)

Double glazed window to the front elevation, wall mounted radiator, ceiling light point.

### Bedroom Three

Double glazed window to the front elevation, wall mounted radiator.

### Shower Room

6'10 x 4'7 approx (2.08m x 1.40m approx)

Three piece suite comprising low level flush WC, vanity wash hand basin with mixer tap, walk in shower enclosure, under floor heating.

### Integral Garage

Up and over door to the front elevation, light and power, rear double glazed access door.

### Rear of Property

To the rear of the property there is an enclosed low maintenance landscaped rear garden with large paved patio areas, fencing to the boundaries, raised borders with mature shrubs and trees.

### Agents Notes: Additional Information

Council Tax Band: B

Local Authority: Mansfield

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky

Broadband Speed: Standard 3mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

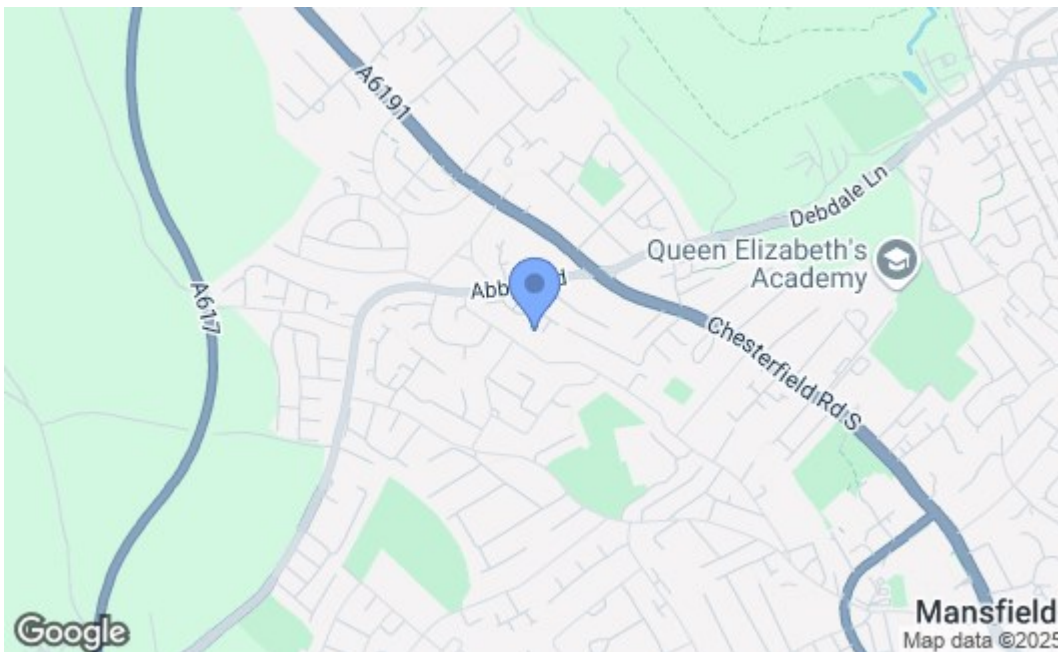
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.