





10 Arches Road, Mansfield

Guide Price £190,000-£200,000 Freehold

• DRIVEWAY & LOW MAINTENANCE REAR GARDEN • VERSATILE LAYOUT, EPC RATING C • NO UPWARD CHAIN, VIEWING

HIGHLY RECOMMENDED















How To Find The Property

Leave Mansfield via the Southwell Road West, continuing straight ahead at the traffic light by fittapart. Take the next right turn onto King George V Avenue, follow to the bottom and take the first left on the roundabout. Continue to the next roundabout and take the 3rd exit onto Black Rock Way, follow the road to the right onto Scholars Way until this becomes Arches Road. The property is then located on the right, clearly marked by one of our sign boards.

Ground Floor

Entrance Hall

The entrance hall is accessed via a double-glazed door to the front of the property. It features a laminate floor covering and a central heating radiator, with internal doors leading to the downstairs accommodation and integral access to the garage. Stairs rise to the first floor, creating a welcoming space.

Downstairs Shower Room

This practical shower room features a three-piece suite, comprising a low flush WC, a pedestal sink, and a mains-fed shower cubicle with tiling and a bifold glazed door. A UPVC double-glazed window to the side aspect provides natural light, complemented by a central heating radiator.

Utility Room

A convenient and functional space, the utility room includes base units, space and plumbing for a washing machine, and a work surface with a sink and drainer unit with a mixer tap. Tiled flooring adds durability, while a double-glazed door provides access to the rear garden. A cupboard houses the gas central heating boiler.

Bedroom No 3

Located on the ground floor, this versatile room can be used as a bedroom or a home office, depending on your needs. It features a UPVC double-glazed window overlooking the rear garden, a central heating radiator, and power points, making it a flexible space.

Integral Garage

Currently utilised as an additional bedroom with fitted wardrobes and power points. (Not to building regulations) The garage retains its up-and-over door, making it easy to convert back to a garage if desired by removing the stud wall.

First Floor

Living Room

A modern and bright lounge benefits from two UPVC doubleglazed windows to the front aspect, allowing plenty of natural light to flood the space. It features two central heating radiators, TV and power points, creating a perfect area for relaxation.

Kitchen Diner

The kitchen/diner boasts modern wall and base units with a work surface housing a four-ring gas hob, fitted extractor, and a one-and-a-half bowl sink and drainer unit with a mixer tap. Additional features include a fitted oven, space and plumbing for a washing machine, and modern tiled flooring. The dining area accommodates seating for 4 to 6 people comfortably. Two UPVC double-glazed windows overlook the rear garden, and a central heating radiator completes the space.

Second Floor

Bedroom No 1

A spacious and neutrally decorated double bedroom with a UPVC double-glazed window to the front aspect. This room includes a walk-in fitted wardrobe, providing ample storage, and a central heating radiator, TV, and power points. A door leads to the en-suite.

En-Suite

The en-suite comprises a three-piece suite, including a low flush WC, a pedestal sink, and a mains-fed shower cubicle with a bi-fold glazed door. The cubicle features modern tiling, and a UPVC double-glazed window to the side aspect provides light. A central heating radiator adds comfort.

Bedroom No 2

Another well-proportioned double bedroom located at the rear of the property, featuring a UPVC double-glazed window overlooking the garden, a central heating radiator, and power points.

Bathroom

The family bathroom includes a low flush WC, a pedestal sink, and a panelled bath with half-tiled walls surrounding it. The fully tiled floor enhances the space, while a UPVC double-glazed window to the side aspect provides natural light.

Outside:

At the front, a tarmac driveway provides off-road parking and access to the main entrance and garage. The left-hand side of the property features gated access to the rear garden. The rear garden has been thoughtfully landscaped for ease of maintenance, with a decked patio seating area and artificial lawn. Surrounded by timber fencing, the garden offers a good degree of privacy, with access to the front of the property via a side gate.

Additional Information

Tenure: Freeholc

Council Tax Band: C

Mobile/Broadband Coverage Checker visit: www.ofcom.org.uk then click mobile & broadband checker.

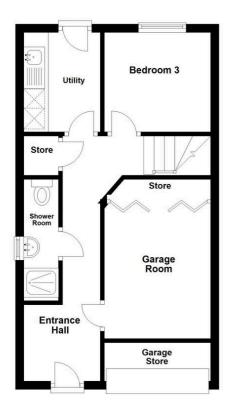




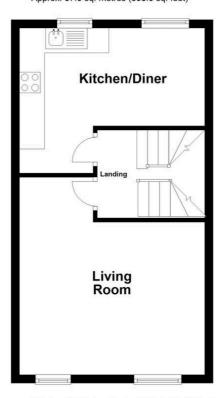


Ground Floor

Approx. 37.5 sq. metres (403.4 sq. feet)

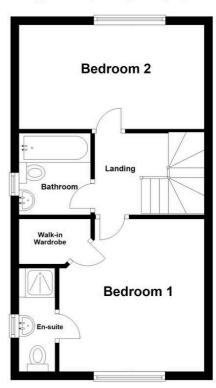


First Floor Approx. 37.0 sq. metres (398.0 sq. feet)



Second Floor

Approx. 37.0 sq. metres (398.0 sq. feet)



Total area: approx. 111.4 sq. metres (1199.4 sq. feet)

Whilst every attempt has been made to ensure the accuracy of this floorplan, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan and its measurements are for illustrative purposes only.

Plan produced using PlanUp.

These brochures are produced as a general guide only. Room measurements should not be relied upon for furnishing purposes and are approximate. The floor plan is produced for illustration purposes only.



