



23 Hamilton Drive, Warsop

Guide Price £180,000-£190,000 Freehold

EXTENDED DETACHED BUNGALOW • THREE BEDROOMS & TWO RECEPTION ROOMS • DRIVE & GARAGE • NO UPWARD CHAIN, EPC RATING: • EARLY VIEWING HIGHLY RECOMMENDED



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John Sankey





How To Find The Property

Take the Woodhouse Road A60 out of Mansfield continuing through Mansfield Woodhouse and continuing under the railway bridge into Warsop, turn left by the Ford car garage into Vale Avenue, take the third right turn onto Windsor Drive, following the road round until it becomes Hamilton Drive. The property is then located on the left hand side, clearly marked by one of our signboards.

Hall

Enter the property through a UPVC double glazed door at the front, where the hall greets you with a laminate floor covering and a central heating radiator. Loft access is available, along with internal doors leading to all of the bungalow's accommodation.

Living Room

A welcoming lounge featuring a UPVC double glazed window to the front aspect, allowing natural light to fill the room. There is a central heating radiator, TV and power points, and an electric fire serves as the central focal point of the room.

Kitchen

The kitchen, installed approximately 12 years ago, boasts a range of wall and base units with an integral dishwasher. A roll-edged work surface houses a four-ring electric hob with an extractor above and a sink and drainer unit with a flexible hose mixer tap.

Complementary tiled splash backs add style, and there is space and plumbing for a washing machine. A central heating radiator and a UPVC double glazed window to the front aspect.

Bedroom No 1

A generously sized double bedroom with panelled feature walls along one side. The room benefits from a UPVC double glazed window to the rear aspect, central heating radiator, fitted wardrobe, and a separate cupboard housing the gas central heating boiler. Power points are also included.

Bedroom No 2

Another spacious double bedroom featuring a UPVC double glazed window to the rear aspect. It includes a central heating radiator and power points.

Bedroom No 3

Part of the property's extension, this bedroom is a versatile space with a UPVC double glazed window to the front aspect, a central heating radiator, and power points.

Bathroom

The bathroom comprises a three-piece suite that includes a low-flush WC, a pedestal sink with a mixer tap, and a panelled bath with an electric shower over and a fitted glazed shower screen. Partly tiled walls complement the design, while a ceiling skylight adds natural light. Additional features include a central heating radiator, an extractor fan, and a fitted mirror.

Reception Room Two/Dining Room

Also forming part of the extension, this is a spacious and versatile room that could serve as a second reception room or dining area. Two UPVC double glazed windows to the side aspect flood the space with natural light, while a UPVC double glazed door provides access to the rear garden. Features include a laminate floor covering, central heating radiator, power points, and a TV point.

Outside

The property sits on a lovely corner plot, with lawned gardens to the front, side, and rear. The rear garden is enclosed by fenced boundaries, providing privacy. A driveway offers off-road parking and leads to the garage, which may require some renovation work. The outdoor space is ideal for enjoying sunny days and entertaining guests.

Additional Information

Tenure: Freehold

Council Tax Band: C

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



Ground Floor

Approx. 56.2 sq. metres (604.7 sq. feet)



Total area: approx. 56.2 sq. metres (604.7 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.