



# SJI PROPERTIES

## ESTATE AGENTS

### Plot 1, Redgate Street, Mansfield

Guide Price £249,950



#### Features

- New Build 3 bedroom detached family home
- Fitted Kitchen Fully Loaded With Appliances - Including integrated Oven, Hob, Dishwasher, Fridge Freezer, Microwave & Extractor Hood
- Carpets / floor finishes throughout the property included !!
- New build finished to a high standard with some included new modern kitchen appliances
- Private quality block paved driveway with off road parking for 2 cars
- House builder's 10 year warranty
- Master bedroom with fitted wardrobes included and private En-suite
- 2 further good-sized bedrooms and family bathroom
- Downstairs cloakroom
- Private rear garden with included shed for storage
- Gas central heating and UPVC double glazing 'A' rated windows

- Excellent school catchment area (see the school information link for more details)
- Close to town centre with easy access to local amenities.
- Good transport links
- Choice of internal finishes subject to agreement with the seller (if purchased prior to construction completion)
- Open Plan living or the choice to change if purchased during the early construction phase.
- Low energy lighting throughout the property
- Anticipated build completion - June 2022
- Vehicle Electric Charging Point can be provided as an optional extra (to be agreed with the seller)

## Full Description

### **Entrance hallway** 1.2m x 3.6m (4ft2 x 11ft11)

Floor covering included, central heating radiator and access to the cloakroom and lounge. A winding stair leads you to the first floor.

### **Cloakroom** 0.9m x 2.0m (2ft11 x 6ft1)

Complete with low flush WC, hand wash basin and double glazed window to the front elevation.

### **Lounge** 3.40m x 4.80m (11ft2" x 15ft9)

Open plan living with carpet to the lounge area, central heating radiator, double glazed window to the front elevation and open kitchen diner. If open-plan living is not your thing, don't worry as the ground floor layout design enables a wall to be provided to divide the lounge from the kitchen diner if required. This can be agreed with the seller during construction subject to terms and conditions (to be agreed).

### **Kitchen / Diner** 6.20m x 3.5m (20ft6 x 11ft4)

The kitchen comes fully loaded with an integrated oven, hob, dishwasher, fridge freezer, microwave, extractor hood. units and cabinets with an inset sink and complementary work surface.

### **Landing** 1.2m x 3.1m (3ft8 x 10ft2)

First-floor landing leading from the winding staircase with access to;

### **Master bedroom** 3.40m x 3.58m (11ft2 x 11ft9)

With carpet to the flooring and build-in wardrobes included, central heating radiator and double glazed window to the front elevation.

### **Ensuite** 2.30m x 1.7m (7ft6 x 5ft7)

Complete with walk-in shower, low flush WC, and pedestal washbasin. There is a central heating radiator and a double glazed window to the side elevation. Floor finish is also included.

### **Bedroom 2** 3.87m x 2.88m (12ft8 x 9ft5)

With carpet to the flooring included a central heating radiator and a double glazed window to the rear elevation.

### **Bedroom 3** 2.70m x 2.08m (8ft11 x 6ft10)

With carpet to the flooring included a central heating radiator and a double glazed window to the front elevation.

### **Bathroom** 2.28m x 1.87m (7ft5 x 6ft1)

Complete with bath, low-level WC and pedestal washbasin. There is a central heating radiator and a double glazed window to the rear elevation. Floor finish included.

### **Outside**

There is a block paved driveway to the front of the property with off-road parking for 2 cars. A path leads from the front of the house to the rear garden which is mainly laid to lawn with fence surround. There is a shed for convenient storage for your gardening needs.

Vehicle Electric Charging Point can be provided as an optional extra (to be agreed with the seller)

## **Contact Us**

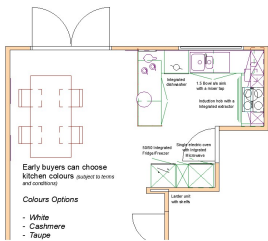
### **SJI Properties | Estate Agents | Mansfield | Nottinghamshire**

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Kitchen Layout (kitchen manufacturer layout plan)





Plot 1 - Proposed 3 Bed Detached Dwelling - Redgate Street, Mansfield, Nottinghamshire



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Plot 1

**Fully Fitted Kitchen**

Fitted kitchen including:  
Oven, hob, fridge freezer  
Microwave and extractor hood

Options:  
Early buyers have the option of 3 colours: White, Cashmere And Taupe  
(Subject to terms and conditions)

Early buyers can choose their own colour scheme for the kitchen units and appliances.

Colour Options:  
- White  
- Cashmere  
- Taupe

Kitchen Layout options (subject to layout plan)

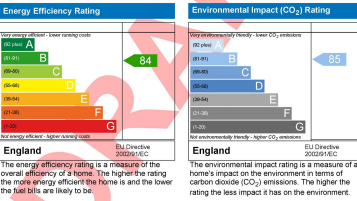
PREDICTED ENERGY ASSESSMENT

Plot 1 Redgate Street,  
Mansfield

Dwelling type: House, Detached  
Date of assessment: 10/07/2019  
Produced by: S.J. Designs Ltd  
Total floor area: 68.45 m<sup>2</sup>

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

The energy performance has been assessed using the Government approved SAP2012 methodology and is rated in terms of the energy use per square meter of floor area. The energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO<sub>2</sub>) emissions.



This report has not been submitted through the Elmhurst Energy members' portal, therefore results are subject to change when the dwelling is completed.

