SJI PROPERTIES

ESTATE AGENTS

Plot 3, 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.

The store/utility room is accessed from the kitchen with a gas combination boiler and storage area for your convenience. There is ample room in the dining area for a table, a central heating radiator and French doors leading to the enclosed rear garden.

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. Foor 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
21 Farnsworth Avenue, Mansfield, Nottinghamshire, NG21 0EN
T: 01623 406877
E: steve@sjiproperties.co.uk













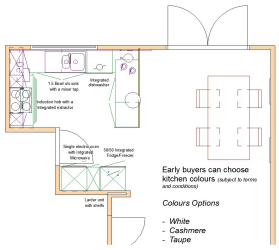












Kitchen Layout (kitchen manufacturer layout plan)



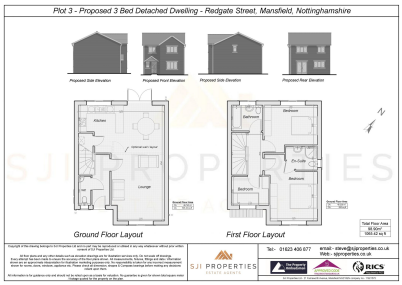




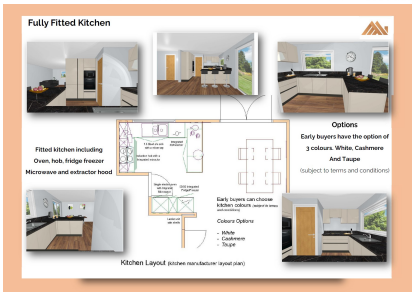












OVERVIEW REPORT

elmhurst energy

Dwelling Address	Plot 3 Redgate Street, Mansfield
Report Date	10/11/2021
Property Type	House, Detached
Floor Area [m²]	98

This document is not an Energy Performance Certificate (EPC) as required by the Energy Performance of Buildings Regulations

Energy Rating

The current energy rating represents the overall energy efficiency of the dwelling. The potential energy rating is the overall energy rating of the dwelling after all of the recommend measures provided on the next page have been installed. A higher score represents a more energy efficient dwelling with lower fuel bills.

Most energy efficient - lower running costs

	CURRENT	POTENTIAL
(92 Plus) A		
(81-91) B		
(69-80) C	84	
(55-68) D		94
(39-54) E		
(21-38) F		
(1-20) G		

Least energy efficient- higher running costs

OVERVIEW

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