





7 Crow Hill Lane, Mansfield Woodhouse

£200,000 Freehold

EARLY VIEWING HIGHLY RECOMMENDED, EPC RATING: E • A GARDEN PERFECT FOR THOSE WHO LOVE TO ENTERTAIN GUESTS • MODERN & SPACIOUS SEMI-DETACHED HOUSE • DOWNSTAIRS WC & ENVIABLE HIGH QUALITY KITCHEN • TWO RECEPTION ROOMS & THREE BEDROOMS















How to find the property

Leave Mansfield Via the A60 Woodhouse Road then under the bridge and just past The Black Bull public house and restaurant, take the second left onto Morven Avenue, then take the right fork onto Mansfield Road then left onto Crow Hill Lane and the property is on the left hand side.

Ground Floor

Entrance Hall

Accessed via a uPVC double glazed door, stairs rise to the first floor and internal doors lead to the lounge and dining room. Additionally there is a central heating radiator and power point.

Living Room

Dimensions: 3.61m maximum into bay x 3.53m (11'10" maximum int. The beautifully decorated lounge benefits from a feature wall with an electric fire centrepiece which sits as the central feature, a uPVC double glazed bay window to the front aspect provides the room with plenty of natural light, there is coving to the ceiling, central heating radiator, television and power points.

Dining Room

Dimensions: 3.86m x 3.53m (12'8" x 11'7"). Would comfortably seat at least six to eight people and is an ideal space for entertaining leading just off the kitchen, there is also a feature panelled wall, dual aspect uPVC double glazed windows provide plenty of natural light to the room, feature deep skirting boards, coving to the ceiling, central heating radiator and power points.

Kitcher

Dimensions: 4.98m x 3.20m (16'4" x 10'6"). The gorgeous kitchen and tiled under floor heating was installed approximately three years ago by the current owners and offers a huge amount of well designed modern wall and base units with a bronze finish benefitting from a slim work surface with the central island area having a AEG induction hob with ceiling mounted extractor above and oven beneath, there is also a counter sunk sink with Quooker instant boiling water tap, integral appliances include a tower fridge and freezer, integral dishwasher, washing machine and wine cooler, spotlights to the ceiling offer plenty of natural light to the room with uPVC double glazed french doors seamlessly leading out to the rear garden, internal doors further lead to the dining room and downstairs w.c.

w.c.

An invaluable addition to the property to include a low flush w.c. incorporating a sink unit with mixer tap and matching tiled floor to the kitchen with under floor heating.

First Floor

Landing

The spacious landing area would make an ideal reading space or does have space for a desk should you wish to work from home, there is also loft access and internal doors lead to all of the upstairs accommodation.

Bedroom No. 1

Dimensions: 3.48m x 3.23m (11'5" x 10'7"). Located to the front of the property this double bedroom benefits from a walk in fitted wardrobe with bespoke built shelving and hanging space taking care of storage solutions for clothing, a uPVC double glazed window to the front aspect offers natural light to the room, there is also a central heating radiator and power points.

Walk in Wardrobe

Dimensions: 2.69m x 0.84m (8'10" x 2'9").

Bedroom No. 2

Dimensions: 3.89m x 2.77m (12'9" x 9'1"). Currently set up as a dressing room but is a comfortable double bedroom with a uPVC double glazed window overlooking the rear garden, central heating radiator and power points.

Bedroom No. 3

Dimensions: 2.64m x 2.31m (8'8" x 7'7"). A very generous size single room in our opinion which does also take a double bed, a fitted cupboard also houses the gas central heating boiler which is approximately two years old, additionally there is a uPVC double glazed window to the side aspect, central heating radiator and power point.

Bathroom

Dimensions: 3.20m x 1.75m (10'6" x 5'9"). A very well proportioned space comprising a three piece suite offering a low flush w.c., a pedestal sink unit and panelled bath with mains fed shower above and fitted glazed shower screen. There are party tiled walls above the bath itself and dual aspect uPVC double glazed windows offer the room plenty of natural light.

Outside

The front of the property has an attractive appeal with a walled boundary, a path leading to the main entrance door and a low maintenance artificial lawn with pebbled borders. The rear garden is a gorgeous space having been landscaped for people who love to entertain offering a paved patio area, this then leads to a low maintenance artificial lawn with raised pebble borders with feature trees planted, from here you enter the covered pergola which benefits from a bespoke built bar area giving a beach bar feel, not only that there is a built in barbecue area along with fitted seating and a further paved patio. No expense has been spared within the garden space which further benefits from an external power source and mood lighting. There is also currently a hot tub in situ on the decked seating area opposite the bar which is negotiable subject to offer. To the side of the property there is an area for storage and gated access leads round to the front.

Additional Information

Tenure: Freehold

Council Tax Band: A

Mobile/Broadband Coverage Checker visit: www.ofcom.org.uk then click mobile & broadband checker. Please note that since the EPC was commissioned an new boiler has been installed, which may improve the current energy rating.





