





54 Kingfisher Road, Mansfield

£280,000 Freehold

TWO RECEPTION ROOMS, PLUS CONSERVATORY TO RELAX IN • THREE BEDROOMS ALL BENEFIT FROM FITTED WARDROBES, AND MASTER EN-SUITE • MODERN & STYLISH DETACHED FAMILY HOME • PRIVATE LOW MAINTENANCE REAR GARDEN, GARAGE & DRIVEWAY • EARLY VIEWING HIGHLY RECOMMENDED • EPC RATING: D















How To Find the Property

Take the Chesterfield Road South out of Mansfield to the traffic lights by The Rufford Arms pub. Turn left at the lights into Abbott Road and follow for approximately one mile before turning right into Water Lane. Take the first right onto Kingfisher Road, then turn left, the property is then located on the right hand side, clearly marketed by on of our sign boards.

Entrance Hall

The entrance hall is accessed via a composite door at the front of the property. The space includes a central heating radiator and power point, with stairs rising to the first floor. An internal door provides access to the lounge.

Living Room

Dimensions: 4.37m x 3.53m (14'4" x 11'7"). This welcoming lounge features a UPVC double glazed bay window at the front aspect, filling the room with natural light. The room is centered around a newly installed electric fire, offering a focal point. With coving to the ceiling, neutral décor, and TV/power points, the lounge is a comfortable and inviting space. An internal door leads into the dining room.

Dining Room

Dimensions: 2.90m x 2.67m (9'6" x 8'9"). The dining room is perfect for entertaining, easily accommodating a table for six. The laminate flooring offers a stylish touch, while coving to the ceiling adds character. This room provides seamless access to the kitchen, lounge, and conservatory. It includes a central heating radiator and power points for convenience.

Kitchen

Dimensions: 3.40m maximum x 2.90m (11'2" maximum x 9'6"). The modern kitchen is equipped with sleek wall and base units, featuring glass display cabinets with downlighting to add a touch of elegance. Integrated appliances include a dishwasher, fridge, and freezer, with the Cookmaster range-style oven (with five-ring gas hob) also included in the sale. An extractor hood sits above the cooker, and complementary splash backs complete the look. The work surface houses a one and half bowl sink and drainer with a mixer tap. A useful under-stair cupboard provides additional storage. The kitchen flows into the utility space, with laminate flooring and a central heating radiator..

Utility Area

Dimensions: 1.73m x 1.09m (5'8" x 3'7"). This utility space is both practical and convenient, offering matching wall and base units and work surfaces to the kitchen. It includes an integrated washing machine and features the same splash back and laminate flooring as the kitchen. A UPVC double glazed door offers access to the side of the property, while an internal door leads to the downstairs WC.

Downstairs W.C.

This modern downstairs WC features a low flush toilet and a vanity sink unit with storage beneath and a mixer tap. The sink area is finished with tiled splashback, a central heating radiator, and a UPVC double glazed window to the rear aspect.

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Conservatory

Dimensions: 3.89m x 2.72m (12'9" x 8'11"). A relaxing retreat, the conservatory boasts UPVC double glazed windows and doors, providing views and access to the rear garden. With laminate flooring and a central heating radiator, the room can be enjoyed year-round. Power points are included, and a sliding UPVC double alazed patio door connects the space to the dining room.

First Floor

Bedroom No. 1

Dimensions: 4.29m maximum x 3.51m maximum (14'1" maximum x 11'. A spacious double bedroom located at the front of the property, benefiting from fitted wardrobes that offer ample storage solutions. The room is equipped with a central heating radiator, TV and power points, and a UPVC double glazed window that allows for plenty of natural light. An internal door leads to the ensuite.

En Suite

This modern ensuite features a vanity sink unit with a mixer tap, a low flush WC, and a mains-fed rainfall shower cubicle with stylish tiling. A UPVC double glazed window at the front aspect allows natural light, and there is a central heating radiator.

Bedroom No. 2

Dimensions: 5.51m x 2.69m (18'1" x 8'10"). Stretching the length of the property, bedroom two is another generously sized double room. Dual aspect UPVC double glazed windows flood the space with natural light. The room features two central heating radiators, fitted wardrobes, and power points.

Bedroom No. 3

Dimensions: 3.05m x 2.39m (10' x 7'10"). The third bedroom is a well-proportioned space that can comfortably accommodate a double bed. A UPVC double glazed window overlooks the rear aspect, while the room also includes a central heating radiator, fitted wardrobe, and power points.

Bathroom

This stylish and elegant bathroom features a modern three-piece suite, including a low flush WC, a vanity sink unit with a work surface and storage beneath, and a Jacuzzi bath with a mixer shower attachment. The bathroom is enhanced by half-tiled walls, a central heating radiator, and a UPVC double glazed window to the rear.

Outside

The front of the property includes a driveway offering off-road parking, alongside a slate-chipped frontage with additional parking space and mature shrubs. The rear garden is designed with low maintenance in mind, featuring an artificial lawn, decked patio seating areas—ideal for entertaining or relaxation. Fenced and walled boundaries offer privacy, while mature shrubs enhance the garden's appeal. The property also includes a shed, external power sources, and an outside tap. A pedestrian door provides access to the garage, which has power, lighting, and an up-and-over door.

Additional Information

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

Council Tax Band: C

Tenure: Freehold





