



## 10 Chadburn Road, Mansfield

£150,000 Freehold

SEMI DETACHED HOUSE, PERFECT FOR FIRST TIME BUYERS • THREE BEDROOMS, EPC RATING:TBC • SPACIOUS LIVING ROOM & KITCHEN WITH PLENTY OF STORAGE CUPBOARDS • DRIVEWAY & REAR GARDEN • NO UPWARD CHAIN, VIEWING RECOMMENDED



41 Albert Street, Mansfield, NG18 6AN  
Sales: 01623 627 247  
email:enquiries@johnsankey.com

**John Sankey** 



## **Entrance Hall**

Accessed via a composite door at the front of the property, the entrance hall provides a warm welcome with a laminate floor covering that seamlessly flows into the living room. A staircase rises to the first floor, while an internal door provides access to the ground floor accommodation. A central heating radiator completes the space.

## **Living Room**

14' 6" x 13' 10" (4.42m x 4.22m)

A spacious and inviting living area, filled with natural light from the UPVC double glazed window to the front aspect. The room benefits from neutral décor, a central heating radiator, and ceiling coving. The laminate flooring extends through to the kitchen, ensuring a smooth transition between spaces. TV and power points are available for convenience.

## **Kitchen**

13' 10" x 7' 0" (4.22m x 2.13m)

The kitchen is well-equipped with a range of wall and base units, providing ample storage. A work surface houses a four-ring gas hob with a fitted extractor above, complemented by tiled splash backs. Additional features include a built-in oven, a sink and drainer with a mixer tap, and a breakfast bar area ideal for casual dining. There is also space and plumbing for a washing machine, a useful under-stair cupboard for storage, and space for a fridge freezer. A UPVC double glazed window allows natural light to fill the space, while a UPVC door leads into the rear porch.

## **Rear Porch**

The rear porch offers access to the downstairs WC (not tested) and also houses the gas central heating boiler. A UPVC door leads directly out to the garden, providing a convenient connection to outdoor spaces.

## **First Floor**

### **Bedroom No 1**

12' 0" x 9' 4" (3.66m x 2.84m)

A well-proportioned double bedroom with a UPVC double glazed window to the front aspect, allowing for plenty of natural light. The space is enhanced by feature stained wooden floorboards, a central heating radiator, and power points.

### **Bedroom No 2**

11' 1" x 9' 5" (3.38m x 2.87m)

Another generous double bedroom, benefiting from a fitted storage cupboard that houses the hot water cylinder. A UPVC double glazed window overlooks the rear garden, a central heating radiator, loft access, and power points.

### **Bedroom No 3**

9' 1" x 7' 0" (2.77m x 2.13m)

A neutrally decorated third bedroom, ideal for a single bed, home office, or nursery. A UPVC double glazed window to the front aspect allows for ample natural light. The room is complete with a central heating radiator and power points.

## **Bathroom**

A modern three-piece suite comprising a low flush WC, a wall-mounted sink unit with a mixer tap, and a Jacuzzi bath (not tested) with a mains-fed shower above and a fitted glazed shower screen. The bathroom is stylishly finished with partly tiled walls and a fully tiled floor. A chrome heated towel rail and a UPVC double glazed window to the rear add further practicality and style.

## Outside

The front of the property presents an attractive exterior with a driveway providing off-road parking. A retaining wall with a pebble border, planted with shrubs, enhances the kerb appeal. Gated access to one side of the property leads to the rear garden. The rear garden offers paved patio areas, ideal for outdoor seating and entertaining. A lawn is bordered by planted shrubs, while fenced boundaries provide privacy. Gated access leads back to the front of the property.

## Additional Information

Tenure: Freehold

Council Tax Band: A

Mobile/Broadband Coverage Checker visit:  
[www.ofcom.org.uk](http://www.ofcom.org.uk) then click mobile & broadband checker.



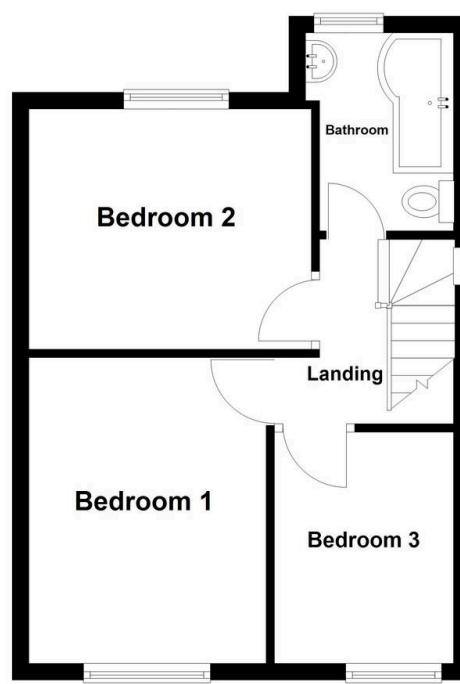
### Ground Floor

Approx. 35.4 sq. metres (381.2 sq. feet)



### First Floor

Approx. 35.4 sq. metres (381.2 sq. feet)



Total area: approx. 70.8 sq. metres (762.4 sq. feet)