



**29 Blackthorn Drive, Mansfield,
Nottinghamshire NG18 4BR**

Offers Over £210,000

Tel: 0115 9680268



- Modern End Town House
- Excellent Town Centre Location
- Generous Driveway
- Modern Living Alterations
- Master With En Suite
- Private Landscaped Rear Garden
- Three Spacious Floors
- Four Bedrooms Plus Office

JMS Sales & Lettings have the pleasure in offering to the market this extremely spacious four bedroom modern end town house, situated within walking distance of Mansfield town centre, alongside being just a stones throw away from a wealth of excellent amenities including: well serviced bus routes, Sainsburys, Aldi, il-rosso bar & restaurant amongst others, local cinema and gyms to name just a few of the benefits this property has on its doorstep. The property itself we feel stands in arguably one of the best positions on this development at the very end of a no through road and also has pleasant outlook over the open green space to the front elevation which could also be a perfect space for anyone with young families offering a further safe space to play.

The property is well presented throughout and has benefited from alterations which has created a wonderful open plan living space linking the modern kitchen and the generous living room. The accommodation comprises an entrance hall, downstairs WC, modern kitchen with open plan access into a spacious lounge with French doors opening onto the extremely private rear garden. To the first-floor landing there are two bedrooms plus an additional home office including a master bedroom with en suite shower room and finally to the second floor landing there are a further two bedrooms and a neutral family bathroom.

Externally the property has an initial low maintenance frontage that is neatly maintained and also offers off road parking for at least two cars. The rear garden is totally low maintenance and well-presented having an initial slabbed patio area with picket style fence opening to a couple of steps to a second generous area of garden which artificial turfed and decked with a wooden pergola, garden shed that will be included within the sale and a high walled backdrop which helps create a secure and super private place to sit and relax all year round.

ENTRANCE HALL

w: 3.86m x l: 1.98m (w: 12' 8" x l: 6' 6")

With radiator, ceiling light point and stairs to the first floor landing.

DOWNSTAIRS WC

w: 1.65m x l: 0.94m (w: 5' 5" x l: 3' 1")

With two piece suite comprising of a pedestal wash hand basin and a low flush WC. There is also a radiator, ceiling light point, tiled splashbacks and an obscure double glazed window to the front elevation.

KITCHEN

w: 3.96m x l: 2.44m (w: 13' x l: 8')

The kitchen is stylish and modern having a range of white high gloss wall cupboards, base units and drawers with working surfaces over. Inset matte black composite sink with drainer and chrome mixer tap. Integrated electric oven, microwave five ring gas hob with wall mounted extractor hood over. There is also an integrated dishwasher, plumbing for washing machine, space for a free standing American fridge/freezer, graphite grey full height cotemporary radiator, ceiling light point and a double glazed window to the front elevation and open plan access into the:

LIVING ROOM

w: 4.57m x l: 3.96m (w: 15' x l: 13')

Spacious living room with direct open plan access from the kitchen, radiator, handy understairs storage cupboard, two ceiling light points, coving to ceiling and double glazed French doors opening onto the private rear garden.

FIRST FLOOR LANDING

With ceiling light point and stairs rising to the second floor landing.

MASTER BEDROOM

w: 3.89m x l: 3.05m (w: 12' 9" x l: 10')

A spacious master bedroom having fitted wardrobes with inset hanging rails and shelving. There is also a radiator, ceiling light point and two double glazed windows to the rear elevation.

EN-SUITE

w: 2.06m x l: 1.83m (w: 6' 9" x l: 6')

A handy en suite shower room with three piece suite comprising a corner shower enclosure with wall mounted shower, wash hand basin and a low flush WC. There is also a chrome heated towel radiator, ceiling lighting, extractor fan, part tiled walls and an obscure double glazed window to the side elevation.

BEDROOM THREE

w: 3.38m x l: 2.46m (w: 11' 1" x l: 8' 1")

A third generous bedroom with a radiator, ceiling light point and a double glazed window to the front elevation.

OFFICE

w: 1.7m x l: 1.52m (w: 5' 7" x l: 5')

An additional and separate perfect office/study, ideal for those who work from home offering this in addition to the four bedrooms. With a radiator, ceiling light point and a double glazed window to the front elevation.

SECOND FLOOR LANDING

With a ceiling light point.

BEDROOM TWO

w: 3.66m x l: 2.74m (w: 12' x l: 9')

A second double bedroom with radiator, ceiling light point and a double glazed window to the front elevation.

BEDROOM FOUR

w: 3.05m x l: 2.44m (w: 10' x l: 8')

A fourth and final bedroom, that works the space well with fitted wardrobes with inset hanging rails. There is also a radiator, ceiling light point and a double glazed window to the rear elevation.

FAMILY BATHROOM

w: 2.13m x l: 2.03m (w: 7' x l: 6' 8")

With a three piece suite in white comprising of a panelled bath, wall hung wash hand basin with chrome mixer tap and a low flush WC. There is also a radiator, part tiled walls, ceiling light point, extractor fan and an obscure double glazed window to the rear elevation.

OUTSIDE

Externally the property has an initial low maintenance frontage that is neatly maintained and also offers off road parking for at least two cars. The rear garden is totally low maintenance and well-presented having an initial slabbed patio area with picket style fence opening to a couple of steps to a second generous area of garden which artificial turfed and decked with a wooden pergola, garden shed that will be included within the sale and a high walled backdrop which helps create a secure and super private place to sit and relax all year round.

VIEWING INFORMATION

Viewing of the property is strictly by appointment only. To book a viewing please call our Sales team headed up by our Associate Director, Ben Pycroft on our office number 0115 968 0268.

TENURE

The property is being sold as a freehold. With vacant possession on completion.

MORTGAGE ADVICE

JMS are able to provide you with the details of a trusted independent mortgage advisor. If you are interested in speaking with our recommended mortgage advisor, please let the sales team know. Your home will be at risk if you do not keep up to date with payments of your mortgage or secured loans on the property. We are unable to give you any advice when it comes to mortgage products, nor should you take anything discussed verbally or in writing from anyone employed by JMS as advise on any financial products.

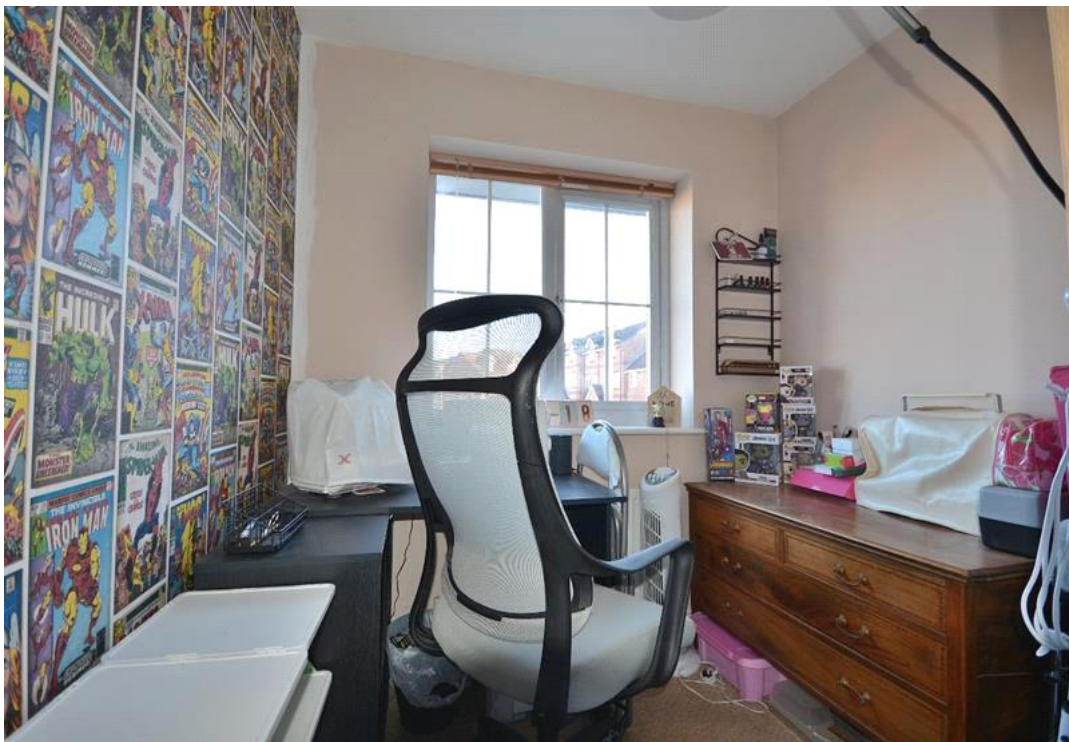
FIXTURES & FITTINGS

No fixtures or fittings in mentioned in these details are confirmed to be sold within the purchase price listed and/or agreed. Matters surrounding any fixtures and fittings detailed in this brochure or otherwise should be discussed as a separate matter. JMS take no responsibility for the condition, status or working order of any fixtures and fitting mentioned in this brochure or otherwise.









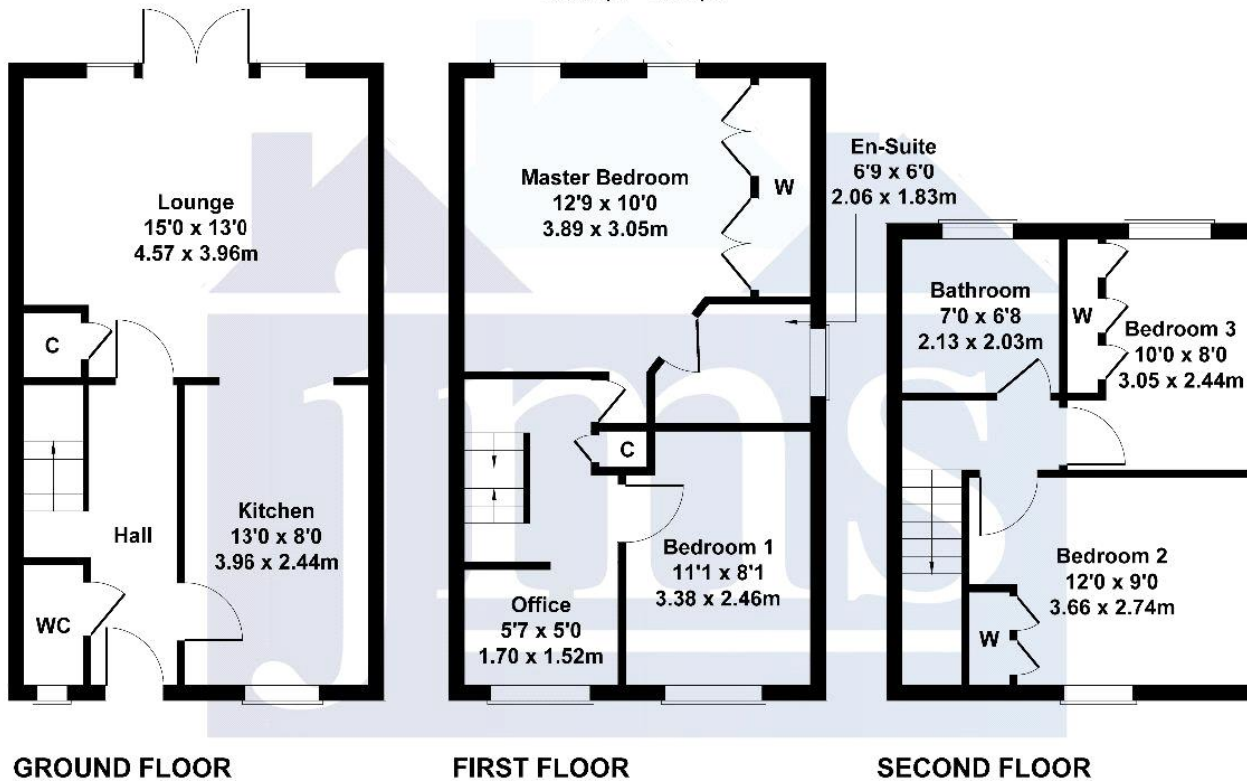






Blackthorn Drive, Mansfield, NG18 4BR

Approximate Gross Internal Area
1080 sq ft - 100 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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