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**33 THORESBY ROAD
MANSFIELD WOODHOUSE
NOTTINGHAM
NG19 8DE**



£ 169,995

VIEWING

By appointment through the selling agent on (01623) 422000
16 Albert Street, Mansfield, Nottinghamshire, NG18 1EB

TENURE

Freehold

- Detached Family Home
- Well Presented Internally and Externally
- Three Bedrooms
- En-Suite to Master
- UPVC Double Glazing
- Gas Central Heating
- Driveway and Garage
- Private Rear Garden
- On a Popular Development
- Situated Near to a Number of Amenities

33 THORESBY ROAD, MANSFIELD WOODHOUSE, NOTTINGHAMSHIRE

DIRECTIONS

On leaving our Mansfield office turn left onto Albert Street and continue forward onto Quaker Lane. Follow the road round to the right onto St. Johns Street and then left at the traffic signals onto Chesterfield Road South. Continue for around half a mile then at the cross roads turn right onto Debdale Lane. Continue forward for around half a mile turning left at the traffic signals onto Priory Square then immediately left again onto Station Hill. Follow the road as it turns into Grove Way then turn right onto Oxclose Lane. Finally turn left onto Thoresby Road where the property can be located on the left-hand side.

This modern three double bedroomed property of unusual design was built just over six years ago by Bellway homes in a style known as 'The Burton' and has the benefit of the unexpired NHBC cover.

This property is the ideal family home offering a stylish kitchen dinner with patio doors leading onto the rear garden along with a cosy lounge making it perfect for modern family living. There are three good sized bedrooms, family bathroom and en-suite to the first floor not forgetting the downstairs W.C. Externally this property benefits from a private rear garden and plenty of off street parking.

Situated in a quiet and popular development within walking distance to nearby amenities and a short drive from the Town Centre.

There is a three-car driveway leading to detached garage with gated access to the rear garden.

Canopy over front entrance door opening into:

HALLWAY

Attractive and welcoming hallway which has double power points, radiator, ceiling light point, smoke alarm, stairs to first floor landing and access to useful understairs storage cupboard.



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White panelled door to:

DINING/KITCHEN

15'6" max x 14' max The kitchen has been comprehensively fitted range of wall and base units in maple with roll top work surfaces and coordinated tiling. There is four ring gas hob with illuminated stainless steel extractor over with integrated stainless steel oven and grill, single drainer stainless steel sink with chrome mixer taps, space and plumbing for washing machine, space for slimline dishwasher and space for fridge freezer. There are numerous power points, ceiling light point and UPVC double glazed window to the front.

The dining area has UPVC double glazed French door opening onto and overlooking rear garden, thermostatically controlled radiator, power points and ceiling light point.



White panelled door to:

LOUNGE

15'6" max x 10' Delightful lounge with UPVC double glazed windows to two aspects; side and rear, as well as UPVC double glazed French doors opening onto and overlooking the rear garden. There are numerous power points, TV aerial point and telephone point.

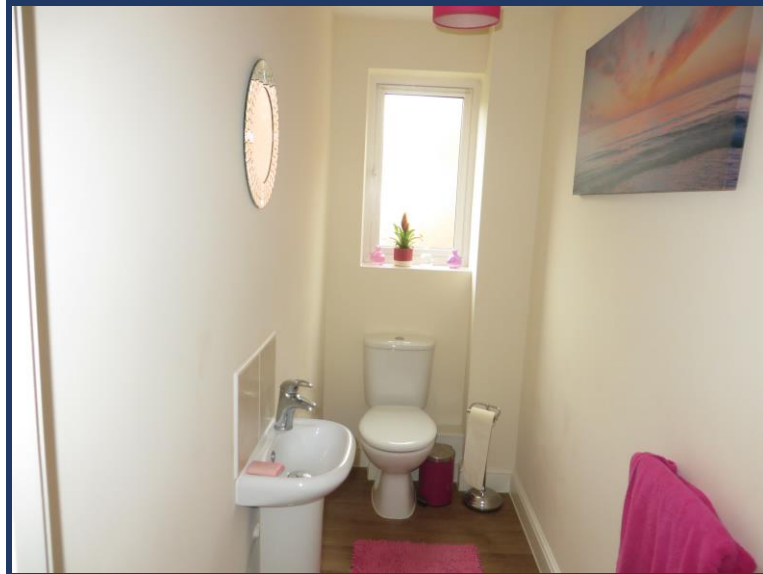


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White panelled door to:

GROUND FLOOR W.C

UPVC double glazed opaque window to the side, close coupled W.C, pedestal wash hand basin with tiled splash back, thermostatically controlled radiator and ceiling light point.



MASTER BEDROOM

11'6" max x 10'6" UPVC double glazed window, thermostatically controlled radiator, power points, TV aerial point, telephone point and ceiling light points.



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EN-SUITE

UPVC double glazed opaque window to the rear, close couple W.C, pedestal wash hand basin with tiled splash back, tiled shower enclosure, thermostatically controlled radiator, ceiling light point, extractor and twin voltage shave point.



BEDROOM TWO

11' max x 7'9" UPVC double glazed window to the rear, thermostatically controlled radiator, ceiling light point and power points.



BEDROOM THREE

12'6" max x 7'6' Built in airing cupboard, wind to front, thermostatically controlled radiator, power points and ceiling light point.

FLOOR PLANS



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AGENTS NOTES

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property.

All measurements are approximate and quoted in imperial and are for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on.

The fixtures, fittings or appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

MORTGAGE ADVICE

Arranging the right mortgage is just as important as selecting the right house. Need2View are happy to introduce clients to a completely and utterly independent mortgage advisor who can canvas the whole market place.

They can select the best and most appropriate mortgage tailored to suit each individual purchaser's needs and requirements and relative to their own unique personal circumstances. Such advice can be accessed free of charge* and without any obligation. Your home is at risk if you do not keep up repayments on your mortgage or any other loans secured against it.

* Initial consultation is on a no fee basis although a fee may be charged for mortgage arrangement.

THINKING OF SELLING

It is important that a fair, accurate and representative market appraisal is given when thinking of selling and owners should obtain advice to take into account economic conditions, the size, standard, condition, location of a property, market conditions within the area and the likely demand for a particular type of property.

Need2View are happy to come and visit you at your convenience in or out of office hours, weekdays or weekends by appointment and will offer you the advice that you need to make an informed decision.

We offer a range of services and so will listen to what you want and need and tailor our services to suit your requirements. Our fees are flexible and will reflect the services you choose ensuring that you receive the best value for money. We use our expertise and experience to maximise the value of your home and can also offer help and assistance in connection with an on-going purchase, whether or not that property is being purchased through ourselves.

THINKING OF RENTING

Letting a property is not just simply a question of finding a tenant, it is about finding the right tenant which involves making in depth credit checks, enquiries and referencing to insure that prospective tenants are the best that they can be.

The secret of achieving the highest level of property management is to be actively involved in and *manage* the rental property, collecting rents is not enough. Strong and proactive management with regular contact with both tenants and landlords and frequent inspections with condition reports being provided on a regular basis will help to ensure that our landlords get the best possible service.

We have a hands-on and practical style of approach and aim at all times to act on our clients behalf, in their best interests and in accordance with their instructions protecting, maintaining and enhancing our clients investment.