



Mansfield drive UB4 8DZ

Situated within walking distance of shops, public transport & Hayes Park primary School is this extended Nash Built semi det house. Having been extended to the rear and benefiting from a loft conversion accommodation now comprises entrance hall, lounge / diner, sun room, extended kitchen, 4 bedrooms, en suite to master & family bathroom. Externally there's a beautiful landscaped rear garden & garage via shared driveway...AN IDEAL FIRST TIME BUY

Accommodation

an extended Nash Built
semi det house

4 bedrooms

en suite to master

large living room

separate sun room

extended kitchen

beautiful rear gardens

garage via shared driveway

Ground Floor

entrance hall - laminate flooring, radiator & staircase to first floor with storage cupboard under

lounge / diner - 24' 5" x 11' 3" (7.46m x 3.45m) front aspect double glazed window, radiator, fitted carpet, space for table, fitted storage cupboard & double doors to sun room

reverse view -

additional view -

sun room - 9' 1" x 7' 10" (2.77m x 2.39m) rear aspect double glazed window, radiator, fitted carpet & door to rear garden

reverse view -

kitchen - 12' 5" x 7' 4" (3.81m x 2.25m) range of eye & base level units, one & half bowl sink unit with mixer tap & tiled splash back, built in oven & hob with extractor hood over, space & plumbing for washing machine, dishwasher & fridge freezer, laminate flooring, radiator, spotlights & door to rear garden

reverse view -

first floor landing - fitted carpet, side aspect frosted double glazed window & staircase to second floor

bedroom 2 - 13' 2" x 10' 4" (4.02m x 3.16m) front aspect double glazing window, radiator, laminate flooring & fitted wardrobe

reverse view -

bedroom 3 - 10' 11" x 10' 1" (3.35m x 3.09m) rear aspect double glazed window, radiator, fitted carpet & fitted wardrobe

reverse view -

bedroom 4 - 9' 8" x 7' 4" (2.97m x 2.25m) front aspect double glazed window, radiator & fitted carpet

reverse view -

bathroom - panel enclosed bath with shower attachment &



mixer tap, pedestal wash hand basin with mixer tap, low level wc, vinyl flooring, radiator, spotlights & rear aspect frosted double glazed window

reverse view -

bedroom 1 - 17' 0" x 12' 4" (5.19m x 3.78m) rear aspect double glazed window, radiator, fitted carpet, front aspect sky light, range of fitted wardrobes & built in storage cupboard

reverse view -

view from bedroom 1 -

en suite shower room - enclosed shower cubicle, pedestal wash hand basin, low level wc, part tiled walls, vinyl flooring, radiator, extractor fan & rear aspect frosted double glazed window

external - front & rear gardens, laid to lawn with well stocked shrub borders, patio area, external tap & light, side gated pedestrian access & garage via shared driveway

additional view -

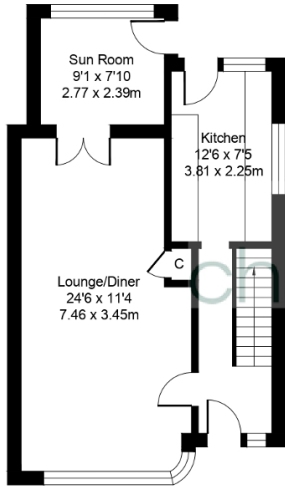
reverse view -

patio area -

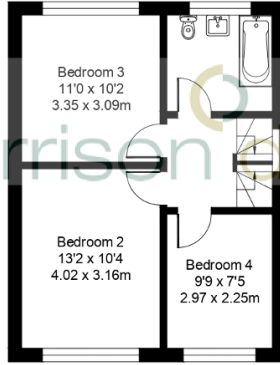




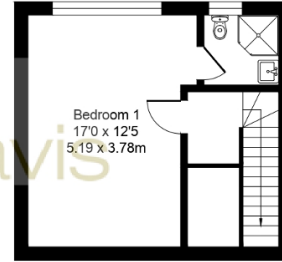
Approximate Gross Internal Area
1275 sq ft - 118 sq m



Ground Floor



First Floor



Second Floor

