

Primrose Way, Mansfield, NG21

£225,000

Offers in Excess of

Tenure: Freehold, **Bedrooms:** 4

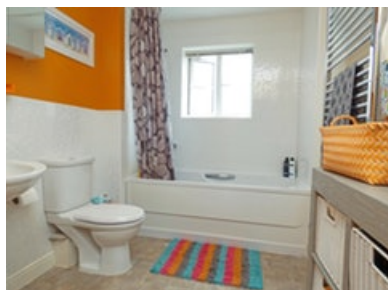
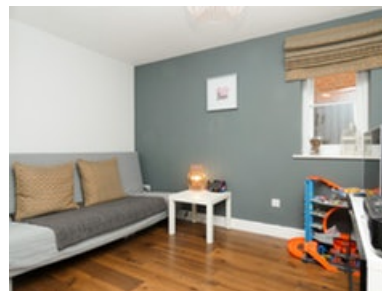
**** MOTIVATED VENDOR - RECENTLY REDUCED - INTERNAL VIEWING HIGHLY RECOMMENDED **** We are delighted to offer for sale this stunning four bed family home, perfect for those needing ample living space with no work needing to be done. The ground floor comprises of entrance hall, WC, modern fitted kitchen

Key features:

- enclosed rear garden
- easy access to A38 & M1
- Beautiful 4 bedroom detached family home
- 4 double bedrooms
- En-suite
- Tiled family bathroom
- Quiet cul-de-sac popular location
- Large lounge with separate dining room
- Modern Kitchen with appliances and breakfast area
- Utility Room
- Family Room
- Internal Garage
- Over 1300 Total Sq Ft
- Enclosed private laid to lawn rear garden
- Easy Access to A38 & M1

Extra info:

- **Property Age:** 8 years
- **Council Tax:** Band D (£2059.71 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



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We are delighted to offer for sale this stunning four bed family home, perfect for those needing ample living space with no work needing to be done.

The ground floor comprises of entrance hall, WC, modern fitted kitchen, through lounge/diner, utility room and recently added family room. The first floor offers four double bedrooms with the master benefiting from an en-suite, there is also a stylish family bathroom.

To the rear there is a a low maintenance enclosed garden with patio area, with parking to the front for two cars.

*****FOUR DOUBLE BEDROOMS***CONVERTED GARAGE/FAMILY ROOM***EN-SUITE***QUIET CUL DE SAC LOCATION*****

Floor plan:

Total area: approx. 124.1 sq. metres (1335.3 sq. feet)

Energy Performance Certificate:

Energy Performance Certificate

11 Primrose Way
Clipstone Village
MANSFIELD
NG21 9FF

Dwelling type: Detached house
 Date of assessment: 7 May 2010
 Date of certificate: 07 May 2010
 Reference number: 0370-3853-6751-9700-4075
 Type of assessment:
 Total floor area: 114 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81 - 91) B		
(69 - 80) C		
(55 - 68) D		
(39 - 54) E		
(21 - 38) F		
(1 - 20) G		
Not energy efficient - higher running costs		

81 82

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 are likely to be.

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81 - 91) B		
(69 - 80) C		
(55 - 68) D		
(39 - 54) E		
(21 - 38) F		
(1 - 20) G		
Not environmentally friendly - higher CO ₂ emissions		

79 80

England & Wales EU Directive 2002/91/EC

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	130 kWh/m ² per year	126 kWh/m ² per year
Carbon dioxide emissions	2.4 tonnes per year	2.4 tonnes per year
Lighting	£84 per year	£84 per year
Heating	£340 per year	£343 per year
Hot water	£117 per year	£117 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

For advice on how to take action and to find out about offers available to help make your home more energy efficient, call **0800 512 912** or visit www.energysavingtrust.org.uk

MISREPRESENTATION ACT, 1967.

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