



A rarely available three bedroom newly built detached property situated on the popular Galliard Estate. The property has been finished to a very good standard and has features that include: off street parking, underfloor heating and three double bedrooms one with an en-suite.

**Mansfield Close
N9**

**Offers in excess of
£425,000 F/H**

GROUND FLOOR:

<u>ENTRANCE:</u>	Block paved front with off street parking; front door to hall
<u>HALLWAY:</u>	Stairs to first floor, doors to reception, kitchen and utility/wc, storage cupboard, porcelain tiled floor
<u>RECEPTION:</u>	17' 0" x 13' 6" (5.18m x 4.11m); Double glazed window to front aspect, bi-folding doors to rear garden, porcelain tiled floor, TV point, telephone point
<u>KITCHEN/DINER:</u>	14' 6" x 9' 10" (4.42m x 2.99m); Fitted wall and base units with roll edge worksurfaces, integrated electric oven and hob, extractor, double basin sink/drainage with mixer tap, integrated fridge and freezer, plumbed for dishwasher, partly tiled walls, double glazed windows to front and rear aspects, porcelain tiled floor, underfloor heating
<u>UTILITY ROOM:</u>	9' 0" x 6' 6" (2.74m x 1.98m); Plumbed for washing machine, hand wash basin, low flush wc, underfloor heating, double glazed window to side aspect
	FIRST FLOOR:
<u>LANDING:</u>	Engineered wood floor, double glazed window to rear aspect, radiator, access to loft
<u>BEDROOM 1:</u>	13' 4" x 10' 8" (4.06m x 3.25m); Double glazed window to rear aspect, radiator, fitted wardrobes, air conditioning unit, door to en-suite
<u>EN-SUITE SHOWER:</u>	9' 10" x 3' 1" (2.99m x 0.94m); Double glazed window to side aspect, tiled floor, tiled walls, hand wash basin with mixer tap, towel radiator, underfloor heating, fully tiled shower cubicle
<u>BEDROOM 2:</u>	11' 8" x 9' 10" (3.55m x 2.99m); Double glazed windows to front and rear aspect, radiator, fitted wardrobes
<u>BEDROOM 3:</u>	Double glazed window to front aspect, radiator, fitted wardrobes
<u>BATHROOM:</u>	9' 3" x 4' 6" (2.82m x 1.37m); Panel bath with mixer tap, hand wash basin with mixer tap, low flush wc, tiled floor, tiled walls, towel radiator, underfloor heating, double glazed window to front aspect
<u>REAR GARDEN:</u>	50' x 20' (15.23m x 6.09m) approx: Mainly paved, outside tap, outside light, side access, air source heat pump for underfloor heating
<u>PARKING:</u>	Off street parking to front
<u>EPC:</u>	EER: B
<u>VIEWINGS:</u>	Strictly by appointment

ref: cse2225