



11 Stanley Road, Forest Town

Guide Price £440,000-£450,000 Freehold

EXTENDED DETACHED DORMA BUNGALOW • FOUR BEDROOMS & TWO BATH/SHOWER ROOMS • CORNER PLOT WITH METICULOUSLY KEPT GARDENS • TWO RECEPTION ROOMS & KITCHEN WITH BREAKFAST ROOM • DRIVEWAY FOR 4 CARS + SPACIOUS GARAGE. EPC RATING:D



41 Albert Street, Mansfield, NG18 6AN
Sales: 01623 627 247
email:enquiries@johnsankey.com

John Sankey





John Sankey



John Sankey



John Sankey



John Sankey



John Sankey

How to find the property

Take the Southwell Road West out of Mansfield to the traffic lights at the brow of the hill by Fittapart, turn left into Carter Lane B6030 and continuing through the next set of lights past Forest Town high street before taking the eventual right turn onto Stanley Road, the property is then located on the left hand side occupying a lovely corner position and is clearly marked by one of our signboards.

Ground Floor

Entrance Hall

Dimensions: 6.15m x 1.02m (20'2" x 3'4"). Accessed via a composite double glazed door, there is solid wood flooring, central heating radiator, decorative cornice to the ceiling, doors lead to the first two of the four bedrooms and there is also an archway into the inner hallway.

Inner Hallway

Dimensions: 3.28m x 3.00m (10'9" x 9'10"). A spacious area with stairs rising to the first floor with a cupboard beneath providing storage space, double doors open into the dining room, additionally further doors lead to the kitchen and lounge, central heating radiator and power points.

Living Room

Dimensions: 7.19m excluding bay x 3.28m (23'7" excluding bay x 10'9"). An extension to the initial dwelling and runs from front to back providing a large room ideal for entertaining or relaxing, there is a decorative Victorian fire centrepiece which sits as the central feature, a uPVC double glazed bay window to the front aspect offers natural light to the room along with uPVC double glazed french doors to the rear providing access out to the garden, there is neutral and modern decoration, two central heating radiators, television and power points.

Dining Room

Dimensions: 4.17m x 3.66m maximum into bay (13'8" x 12' maximum). This fantastic size reception room is currently set up as a dining room which would comfortably seat at least six to eight people, there is a uPVC double glazed bay window to the front aspect, deep skirting boards which are a particular feature, telephone and power points. Depending on a buyer's requirements this room does offer versatility to be utilised as a second sitting room or home office should you require.

Open Plan Dining Kitchen

Dimensions: 4.52m x 2.31m (14'10" x 7'7"). Equipped with high quality wall and base units with integral appliances including a fridge freezer and dishwasher, a square edge work surface houses a four ring gas hob and one and a half bowl sink and drainer unit with a mixer tap, there is an eye level double oven with complimentary tiled splashbacks and tiled flooring, there are spotlights to the ceiling and two uPVC double glazed windows to the side aspect offering natural light. The gas central heating boiler is also located here and there is access into the utility. The kitchen then opens to the orangery area.

Breakfast Room

Dimensions: 3.91m x 2.54m (12'10" x 8'4"). There is a vaulted skylight ceiling which again floods the room with plenty of natural light along with spotlights surrounding, uPVC double glazed windows and doors provide views and access out to the garden and an internal door leads to the downstairs w.c.

Downstairs W.C.

Dimensions: 1.52m x 0.84m (5' x 2'9"). Benefits from a low flush w.c. and sink unit with mixer tap with tiled splashbacks.

Utility

Dimensions: 2.90m x 1.57m (9'6" x 5'2"). Benefits from further wall and base units giving the homeowner plenty of further storage space along with a work surface, there is space and plumbing for a washing machine and space for a condensing tumble dryer, there is tiled flooring, central heating radiator and an internal door leads to the bathroom.

Outside

The property occupies a stunning corner position giving any keen gardener an idyllic space to work. To the front of the property you are greeted by a stone driveway which would comfortably provide parking for at least four vehicles with conifers leading to a lawned area to the right of the driveway. To the left of the driveway there is a low maintenance spacious frontage with raised sleeper bed borders with mature shrubs planted, this area alone provides a lovely private seating area and access to the main entrance door, there is also gated access which leads round to the rear garden. Additionally there is a garage with an electric up and over door. The rear garden has clearly had a lot of time, thought and effort put into it to create this superb sized immaculate space which consists of lush lawns, decked and patio seating areas, you are spoilt for choice when entertaining guests for the amount of space this offers, there is also a pond with a covered pergola surrounding and a central raised rockery flower bed with mature shrubs and trees planted, the garden continues to both sides of the property where there is a further lawn area and hard standing for a shed to one side, there is an outside tap and gated access leads round to the front and a pedestrian door leads into the garage, external power source and surrounded by timber fencing and hedged boundaries. The garage as before mentioned benefits from an electric up and over door and is larger than average garage equipped with power and lighting and fitted units for storage. This would make an ideal workshop or the possibility subject to relevant permissions to convert part of the garage to a home office.

Additional Information

Tenure: Freehold Council Tax Band: C Mobile/Broadband Coverage
Checker visit: www.ofcom.org.uk then click mobile & broadband checker.





Total area: approx. 189.8 sq. metres (2043.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of this floorplan, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan and its measurements are for illustrative purposes only. Plan produced using PlanUp.



41 Albert Street, Mansfield, NG18 6AN
Sales: 01623 627 247
email:enquiries@johnsankey.com

John Sankey

