



## Bethany Derby Road, Mansfield

£399,950 Freehold

DOWNSTAIRS WC & UTILITY ROOM • EXTENDED DETACHED FAMILY HOME • HUGE POTENTIAL, VIEWING HIGHLY RECOMMENDED • FOUR BEDROOMS & THREE RECEPTION ROOMS • NO UPWARD CHAIN, EPC RATING: D



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**John Sankey**





## How to find the property

Take the Nottingham Road A60 out of Mansfield to the traffic lights by West Notts College. Turn right at the lights onto Derby Road continuing past the Mansfield crematorium before turning right onto the private service road with the properties located on the right hand side clearly marked by one of our sideboards.

## Ground Floor

### Entrance Hall

The entrance hall, accessed through a charming stained-glass door, provides a warm welcome to the home. This generously sized space features stairs rising to the first floor, with a spacious walk-in cupboard beneath, perfect for storage. A central heating radiator ensures warmth, and internal doors lead to the lounge, second sitting room, and dining room.

### Lounge

Dimensions: 3.63m x 3.63m (11'11" x 11'11"). The lounge is a bright and inviting space, benefiting from a UPVC double-glazed window to the front aspect, allowing plenty of natural light to fill the room. An electric fire serves as the central focal point, complemented by coving to the ceiling and deep skirting boards, which add character to the room. The lounge also features a TV point, power points, and a central heating radiator.

### Second Sitting Room

Dimensions: 4.98m maximum x 3.63m (16'4" maximum x 11'11"). The second sitting room is another generously sized reception room, offering a cozy atmosphere with an electric fire as the central feature. UPVC double-glazed windows and a door provide pleasant views and access to the rear garden. Like the lounge, this room is enhanced by deep skirting boards, coving to the ceiling, a central heating radiator, TV point, and power points.

### Dining Room

Dimensions: 3.43m x 2.26m (11'3" x 7'5"). The dining room comfortably accommodates at least six people, making it an ideal space for family meals or entertaining. A central heating radiator ensures a cozy environment, and a UPVC double-glazed window to the side aspect allows natural light to flood the room. Conveniently located next to the kitchen, this room is perfectly positioned for seamless dining experiences.

### Kitchen

Dimensions: 3.05m x 2.87m (10' x 9'5"). The kitchen is well-equipped with a range of wall and base units, providing ample storage. The work surface houses a one-and-a-half bowl sink and drainer unit, as well as an electric hob with a fitted extractor and a Neff eye-level double oven. There is space and plumbing for a washing machine, and the central heating boiler is also located here. A UPVC double-glazed window to the rear aspect and a door leading to the utility.

## Utility Area

Dimensions: 4.24m maximum x 2.21m (13'11" maximum x 7'3"). The utility area offers additional base units and work surfaces, along with tiled flooring for easy maintenance. Two UPVC double-glazed doors provide access to both the front and rear aspects of the property. Internal doors lead to the downstairs WC and the sunroom, adding convenience to the home.

### Downstairs W.C.

The downstairs WC is a practical addition, featuring a low-flush WC, a corner sink unit with a mixer tap, and an electric heater. A UPVC double-glazed window to the side aspect allows natural light into the room.

### Sun Room

Dimensions: 5.03m x 2.21m (16'6" x 7'3"). Originally the garage, the sunroom has been cleverly incorporated into the home to create a spacious, relaxing area. UPVC double-glazed windows and a sliding patio door offer views and access to the garden, making this room perfect for unwinding. The sunroom also includes power points for added convenience.

## First Floor

### Bedroom No. 1

Dimensions: 4.55m x 3.63m (14'11" x 11'11"). Located at the rear of the property, bedroom one is a large and peaceful space overlooking the garden. This room features a central heating radiator and power points.

### Bedroom No. 2

Dimensions: 3.63m x 3.63m (11'11" x 11'11"). Bedroom two offers a bright and airy space with a UPVC double-glazed window to the front aspect. A central heating radiator and power point complete this comfortable bedroom.

### Bedroom No. 3

Dimensions: 4.60m maximum x 2.62m (15'1" maximum x 8'7"). As an extension to the original dwelling, bedroom three is a spacious double room with dual-aspect windows, providing an abundance of natural light. The room also benefits from a central heating radiator and power point.

### Bedroom No. 4

Dimensions: 2.57m maximum x 2.36m (8'5" maximum x 7'9"). Versatile in its use, bedroom four can be utilised as either a fourth bedroom or a home office, depending on your needs. A UPVC double-glazed window to the front aspect brings in natural light, and the room is also equipped with a central heating radiator and power point.

### Bathroom

The modern bathroom is a stylish four-piece suite, comprising a low-flush WC, a pedestal sink unit with a mixer tap, a panelled bath, and a separate mains-fed shower cubicle with sliding glazed doors. The room features contemporary tiling to the walls and floor, spotlights to the ceiling, and a UPVC double-glazed window that provides natural light. A central heating radiator ensures warmth.

### Outside

The property is set back from the main road, accessed via a private drive. The front offers off-road parking on the driveway, along with a lawned area and additional space at the front with mature shrubs, adding to the home's curb appeal. The garage door leads to a carport area, which in turn provides access to the utility space and features the convenience of an outside tap. The rear garden is a mature, private oasis, featuring a paved patio area, rockery beds, a shaped lawn with planted borders, a further patio to the rear of the garden, an outside tap, and a shed that is included in the property sale.

### Additional Information

Tenure: Freehold

Council Tax Band: D

Mobile/Broadband Coverage Checker visit: [www.ofcom.org.uk](http://www.ofcom.org.uk) then click mobile & broadband checker.

Potential buyers are to be made aware that the maintenance to the private service road at the front of the property is the responsibility of the homeowners.





Total area: approx. 144.0 sq. metres (1549.5 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.



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