



4 Elmhurst Road, Forest Town

£195,000 Freehold

IMMACULATELY PRESENTED DETACHED BUNGALOW • TWO/THREE BEDROOMS • SPACIOUS LOUNGE/DINING ROOM • POPULAR LOCATION, CLOSE TO LOCAL AMENITIES • NO UPWARD CHAIN, VIEWINGS ESSENTIAL • EPC RATING: D



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John Sankey





How To Find The Property

Leave Mansfield via the A60 Woodhouse Road and then turn right at the Fourways traffic lights onto Old Mill Lane continue over two mini roundabouts up the hill, past Asda that is on the left and after the brow of the hill turn right onto Elmhurst Road. The property is then located on the right hand side, clearly marked by one of our signboards.

Living/Dining Room

22' 8" x 9' 10" (6.91m x 3.00m)

A bright and spacious dual-purpose room, perfect for relaxing or entertaining. The focal point is a coal-effect gas fire with an Adam-style fire surround, adding a cozy atmosphere. Natural light floods the space through a UPVC double glazed window to the front aspect and a feature-shaped window to the side. The room benefits from neutral décor, two central heating radiators, TV and power points.

Kitchen

12' 9" x 9' 4" (3.89m x 2.84m)

A sleek, modern kitchen with high gloss white cabinetry offering ample storage through a range of wall and base units. The kitchen features a durable work surface that houses a one and a half bowl sink and drainer unit with a mixer tap. A four-ring electric hob with extractor above and integrated oven beneath is included, complemented by tiled flooring. There's space for a freestanding fridge freezer, and the recently installed gas central heating boiler is conveniently located within the kitchen.

Inner Hallway

The engineered wooden flooring in the inner hallway adds a touch of warmth, providing access to all rooms within the bungalow. Additionally, there is loft access, offering practical storage solutions and internal doors lead to all of the bungalows accommodation.

Bedroom No 1

13' 4" x 9' 10" (4.06m x 3.00m)

Generously sized and located at the rear of the property, this double bedroom offers tranquility with a UPVC double glazed window overlooking the well-manicured garden. Additional features include a central heating radiator, coving to the ceiling, and power point.

Bedroom No 2

9' 4" x 9' 4" (2.84m x 2.84m)

A versatile second bedroom that enjoys direct access to the garden through UPVC double glazed sliding patio doors. This room offers plenty of natural light, as well as a central heating radiator and power points, making it an ideal guest room or office space.

Study/Bedroom No 3

9' 4" x 6' 7" (2.84m x 2.01m)

A flexible space, this room can serve as a guest room or study. It features a UPVC double glazed window to the front aspect, a central heating radiator, power points, and neutral decoration.

Shower Room

This spacious and modern shower room is fitted with a contemporary three-piece suite that includes a low flush WC, a pedestal sink with a mixer tap, and a shower cubicle with a sliding glazed door and an electric shower. The room has fully tiled walls and tiled flooring, a central heating radiator, and a UPVC double glazed window to the side. A built-in cupboard houses the hot water cylinder and provides additional storage.

Outside

The front of the property offers a paved driveway with off-road parking, and a well-maintained lawned garden bordered by shrubs. Gated side access leads to the rear garden, which is mainly laid to lawn, with well-planted borders and a paved seating area, perfect for relaxation. The garden also includes a shed for storage, which is included in the sale. The fenced boundaries provide plenty of privacy, while open access leads around to the front and driveway.

Additional Information

Tenure: Freehold

Council Tax Band: B

Mobile/Broadband Coverage Checker visit:

www.ofcom.org.uk then click mobile & broadband checker.



Ground Floor

Approx. 69.7 sq. metres (750.4 sq. feet)



Total area: approx. 69.7 sq. metres (750.4 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.