

24 Magnolia Street, South Normanton £170,000 Freehold

BUILT IN 2021 TWO BEDROOM END TOWN HOUSE • SPACIOUS AND OPEN PLAN STYLE TO GROUND FLOOR • MODERN FEATURES THROUGHOUT • BIFOLD DOORS TO REAR GARDEN, EPC: B • QUIET LOCATION WITH OFF STREET PARKING



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How to find the property

Exit Mansfield via Kings Mill Road East and follow the A38 to the large M1 roundabout. Take the 3rd exit to South Normanton, down Mansfield Road. Follow the road, over the mini roundabout and take the left into the new build estate. Follow the road to the right and turn right at the playground. Follow the road and turn right again to Magnolia Street. Turn right at the end and follow to the cul de sac. The property is located at the end of a shared access driveway.

Ground Floor

Kitchen/Diner

14' 6" x 9' 1" (4.42m x 2.77m)

Entered through the composite front door, this spacious and modern dining kitchen area boasts a number of features including, a fitted kitchen with single electric oven, electric hob and extractors above, stainless steel draining sink and mixer tap, integrated fridge/freezer, Upvc double glazed window to the front, central heating radiator, door to cloaks/w.c, space for a small dining table and LVT flooring that flows through the downstairs areas.

Living Room

14' 6" x 9' 4" (4.42m x 2.84m)

This cosy, yet bright and airy living space includes LVT flooring that flows through from the kitchen area, a central heating radiator, media sockets and large bifold doors leading to the garden area.

W.C

Fitted with a low flush w.c, wash hand basin, central heating radiator, LVT flooring and fully tiled walls.

First Floor

Landing

Leading from the stairs which are central to the ground floor, there is carpeted flooring and loft access.

Bedroom No.1

14' 6" x 9' 2" (4.42m x 2.79m

With two Upvc double glazed windows, carpeted flooring, central heating radiator, media sockets, storage cupboard and fitted wardrobes.

Bedroom No.2

12' 11" x 7' 5" (3.94m x 2.26m)

With a Upvc double glazed window, carpeted flooring, central heating radiator and storage cupboard.

Bathroom

Fitted with a modern three piece suite comprising of panelled bath with glazed shower screen and gravity shower above, low level w.c, wash hand basin with mixer tap, chrome towel rail, Upvc double glazed window, vinyl flooring and fully tiled walls.

Outside

Front

To the front of the property there is shared access leading to a side driveway, providing parking for two cars plus a side gate giving access to the rear garden.

Rear Garden

To the rear there is a well maintained, mainly lawned garden which is perfect for entertaining. There is a slabbed patio area and feature stepping stones leading to the shed and an additional seating area. The garden boasts a number of plants and shrubs as well as being easy to maintain.







First Floor Approx. 30.2 sq. metres (324.7 sq. feet)



Total area: approx. 60.3 sq. metres (649.5 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.