



## 8 Springwood Drive, Mansfield Woodhouse

Guide Price £485,000 - £495,000 Freehold

EXECUTIVE DETACHED FAMILY HOME • FIVE BEDROOMS, TWO WITH PRIVATE EN-SUITES • FOUR RECEPTION ROOMS OFFERING VERSATILE USE • FANTASTIC PLOT WITH DRIVE FOR SEVERAL VEHICLES • DOUBLE GARAGE & LOVELY REAR GARDEN • EPC RATING: C



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**John Sankey**









## How To Find The Property

Take the Woodhouse road A60 out of Mansfield continuing to the traffic light at the fourways. Continue through the lights, then take the left turn into Springwood Drive. The property is then located on the right hand side.

## Entrance Hall

This grand hallway space offers a beautiful welcoming into the home with a feature central staircase as the centrepiece. Internal doors lead seamlessly to all of the downstairs accommodation, plus a cupboard beneath the stairs offers storage.

## Downstairs WC

Comprising briefly of a low flush WC, pedestal sink with tiled splash backs. A UPVC double glazed window to the front aspect and central heating radiator.

## Snug

13' 5" x 10' 0" (4.09m x 3.05m)

The snug room is a versatile space which could quite easily be utilised as a second sitting room, hobby room or child's playroom. Benefiting from a UPVC double glazed window to the front aspect, central heating radiator TV point and power points.

## Dining Room

12' 11" x 10' 0" (3.94m x 3.05m)

The dining room is another spacious reception room comfortably seating at least 8 to 10 people. A UPVC double glazed window overlooks the front aspect and the room further benefits from a central heating radiator and power points.

## Living Room

17' 7" x 13' 6" (5.36m x 4.11m)

A fantastic sized main reception room benefiting from a gas fire centrepiece which sits as a central feature, and we are told by our clients that it is approximately only one year old. This spacious room benefits from central heating radiator TV and power points. Furthermore, there is a UPVC double glazed window to the side aspect providing natural light and UPVC French doors give seamless access into the conservatory.

## Conservatory

14' 1" x 13' 6" (4.29m x 4.11m)

The conservatory is a very thoughtful addition to the property creating yet another versatile and spacious reception area. Having UPVC double glazed windows and doors providing views and access out to the private rear garden, tile floor covering, power points, and access into the lounge.

## Kitchen

17' 4" x 11' 2" (5.28m x 3.40m)

A perfect space for entertaining and hosting gatherings. This modern kitchen benefits from a comprehensive range of wall and base units with an integral dishwasher. A central island provides further storage space and houses a five ring gas hob with extractor above. Additionally there is a double oven. The fridge freezer will be included within the property sale, and the granit work surface houses a counter sunk sink and drain unit with a Flexi hose mixer tap. There's space to dine comfortably for at least 6 to 8 people, UPVC double glazed windows and doors provide views and access out to the rear garden, and access to the utility.

## Utility Room

6' 2" x 5' 10" (1.88m x 1.78m)

The utility benefits from base units with space and plumbing for washing machine and tumble dryer. A work surface has a sink and draining unit with a mixer tap with complementary tiled splash backs. There's also a central heating radiator and the door to the side of the property leading out to the rear garden.





### Outside

The property occupies a stunning plot with a paved driveway providing parking comfortably for several vehicles along with a lawned front garden with trees planted. There is gated access to the side of the property which leads round to the rear garden, access to the double garage plus the added benefit of a EV home charger fitted. The rear garden is a large garden in our opinion, and certainly adds to this property's appeal. Having a paved patio area for seating and entertaining, a lawn perfect for children to play with raised borders with trees planted. Feature mood lighting installed for nighttime adds atmosphere, plus an outside tap and gated access leading round to the front.

### Double Garage

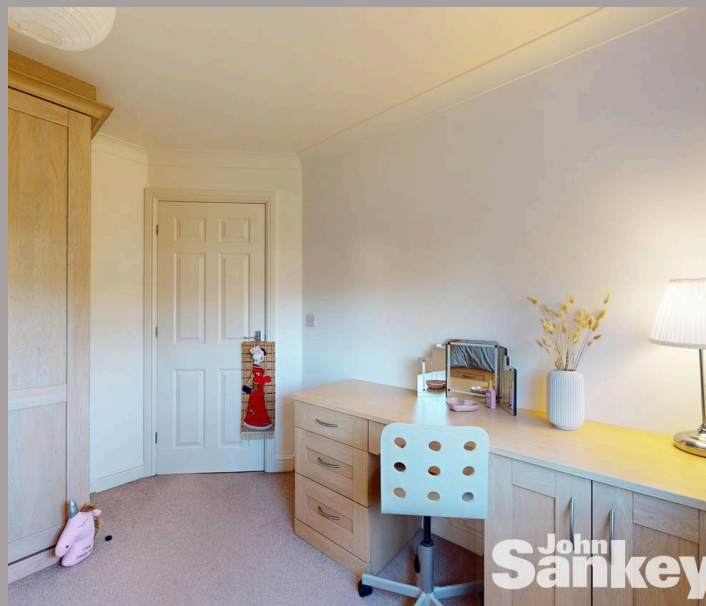
The garage has two remote controlled electric up and over doors but the garage itself is not split into two sections therefore could quite easily be utilised as further accommodation (subject to relevant permissions). There's also an area to the side providing a workspace. The fixed racking and worktop will also be included within the property sale, there is a pedestrian door to the rear giving access out to the rear garden. Additionally, there is a pulldown ladder and access to the garage's boarded loft providing further very useful storage solutions.

### Additional Information

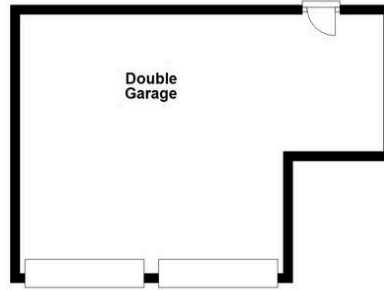
Tenure: Freehold

Council Tax Band: F

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







Total area: approx. 198.1 sq. metres (2132.5 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.

Important: These sale particulars are prepared as a guide only. No appliances or fitting have been tested. Room sizes are not to be relied upon for furnishings and are approximate. The floor plans are for illustration purposes only. Should you have questions, please contact our office.



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