



England & Wales	
EU Directive 2002/91/EC	
Min energy demand - lower CO2 emissions	
11-20	G
17-20	F
13-16	E
10-12	D
7-9	C
4-6	B
1-3	A
0	A+

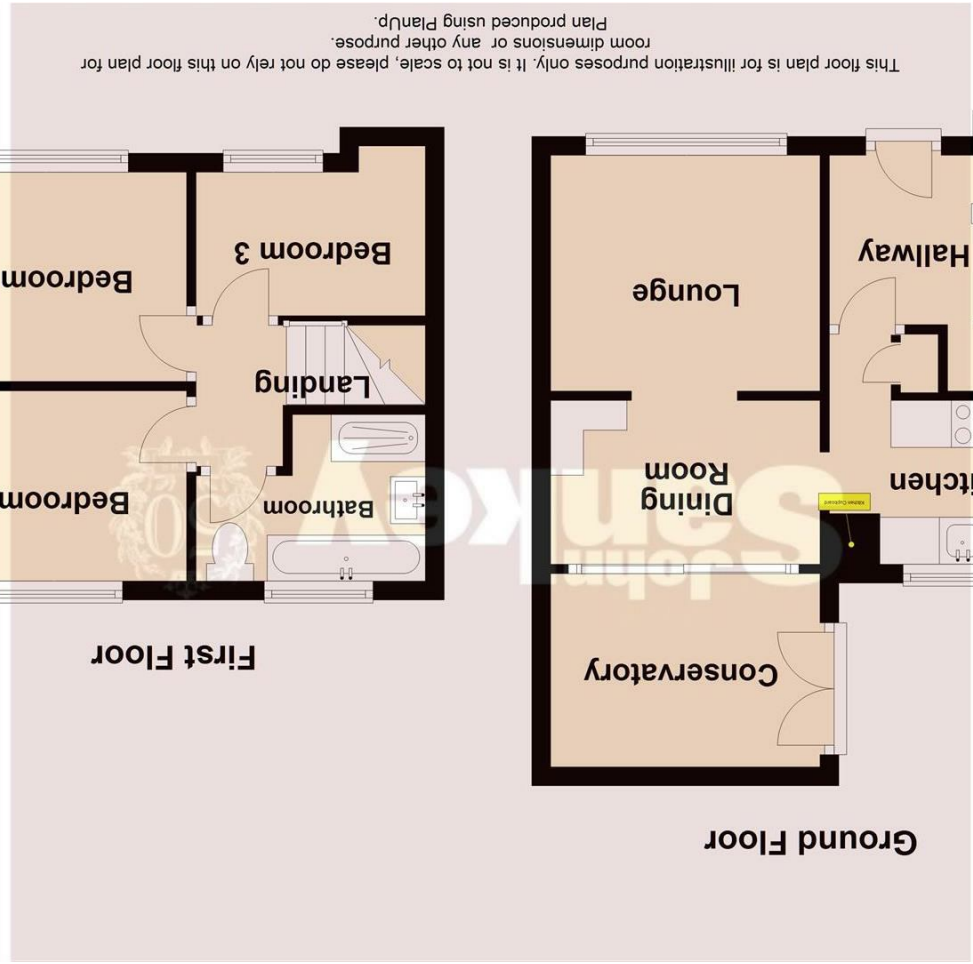
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 Estate Agents



10 Highland Close, Mansfield Woodhouse, Notts, NG19 9BN
 Guide Price £220,000 to £230,000



Highland Close

Mansfield Woodhouse

GUIDE PRICE £220,000 - £230,000 This beautiful THREE BEDROOMED Detached House has been improved dramatically over the last five years. On entering the home you are greeted into a beautiful hallway where from here there is access to a lounge having a picture window to the front flooding the room with plenty of natural light, an archway provides an open plan feel into the dining area and in turn this then leads to a modern high gloss kitchen offering integral appliances. There is also the added benefit of a conservatory which was completed in 2022 which offers versatility and a feature panoramic glass roof. The first floor offers three well proportioned bedrooms with the main room itself benefitting from fitted wardrobes, there is a well thought out four piece bathroom with bath and separate mains fed shower cubicle. Externally the property continues to impress with a driveway providing off road parking having a wonderfully landscaped low maintenance garden which is ideal for entertaining guests.

Highland Close is located in a small cul-de-sac close to a wealth of local amenities including shops, schools and bus services with both Mansfield and Mansfield Woodhouse only being a short distance away. We would strongly recommend booking an early viewing to truly appreciate just what this lovely home has to offer.

How to find the property

Take the Woodhouse Road A60 out of Mansfield continuing past the traffic lights by United Carpets, at the next set of traffic lights turn left into New Mill Lane and then take the immediate left into Highland Close, the property is then located to the top of the cul-de-sac clearly marked by one of our signboards.

Ground Floor

Entrance Hall

The good sized welcoming entrance hall is accessed by a composite double glazed door to the front, stairs rise to the first floor with a uPVC double glazed window to the side providing natural light, there is a central heating radiator, a cupboard providing storage and internal doors lead to the lounge and kitchen.

Lounge

12'8" x 10'11"

With a uPVC double glazed picture window to the front aspect provides the room with plenty of natural light, there is an electric fire centrepiece which sits as the central feature with coving to the ceiling, television and power points and an open archway into the dining area.

Dining Area

9'10" x 7'2"

The current owners have incorporated extra kitchen unit space with a work surface but there is still room for a dining table and the units are easily removable should you not wish to utilise, there is coving to the ceiling, an open arch to the lounge and kitchen and a uPVC sliding double glazed patio door leads into the conservatory.

Kitchen

9'4" x 7'4"

This modern fully fitted kitchen is fitted with high gloss grey units with integral appliances including a dishwasher and washer dryer, square edge work surface houses a sink and drainer unit with a flexi hose tap, a four ring Logik electric hob with extractor above, there is a shelved pantry cupboard providing plenty of useful storage, there is a uPVC double glazed window overlooking the rear aspect, a door to the side which provides access and a central heating radiator.

Conservatory

8'10" x 9'1"

The new conservatory was completed in 2022 and is now utilised as the dining room but it is versatile and could quite easily become a second seating area as there are uPVC double glazed windows and doors which provide lovely views and access out to the garden, there is an electric heater, a feature panoramic glass roof and power points.

First Floor

Bedroom No. 1

10'8" x 10'11" maximum into wardrobe

A good sized double bedroom with a uPVC double glazed window to the front aspect flooding the room with plenty of natural light, there are fitted wardrobes which are a huge advantage for any buyer and offer plenty of hanging space, there is a ceiling light with fan attached, central heating radiator and power points.

Bedroom No. 2

10'11" x 9'2"

Another good sized double bedroom with a uPVC double glazed window overlooking the rear garden with field views beyond, central heating radiator, coving to the ceiling and power points.

Bedroom No. 3

8'6" x 6'6"

In our opinion this is a generous sized third bedroom with a uPVC double glazed window to the front aspect, central heating radiator, power points and loft access.

Bathroom

A beautiful fitted and well thought out modern four piece suite comprising briefly of a low flush w.c., a vanity style sink unit with a mixer tap and cupboard beneath, a bath with a separate shower cubicle with a mains fed shower with wet wall boarding to the cubicle itself, the remainder of the bathroom has partly tiled walls and tiled flooring, there are spotlights to the ceiling, a heated towel rail and a uPVC double glazed window overlooking the rear.

Outside

Gardens Front

The property has a driveway providing off road parking with a lawn to the side with dug out borders and shrubs planted, this does lend itself to create further parking should you require, there are double doors at the side of the property which lead into a covered car port area which again in our opinion would prove very useful for storage and from here there is access to the rear garden.

Gardens Rear

A beautifully landscaped garden while considering ease of maintenance. The garden itself provides a lovely space to relax and entertain comprising of a paved patio area with a retaining wall which leads up to an artificial lawn and a decked seating area perfect to enjoy those lighter summer evenings, there are pebbled borders with shrubs, an external power socket and a gate to the back boundary which leads onto the local field which also has a park which is perfect for children to play. There is also access to the under cover car port area with double gates leading out to the front.

Additional Information

Tenure: Freehold

Council Tax Band: C

