



England & Wales	
EU Directive 2002/91/EC	
Min energy demand - lower CO2 emissions	
(11-20)	G
(21-30)	F
(31-40)	E
(41-50)	D
(51-60)	C
(61-70)	B
(71-80)	A
(81-90)	A
(91-100)	A

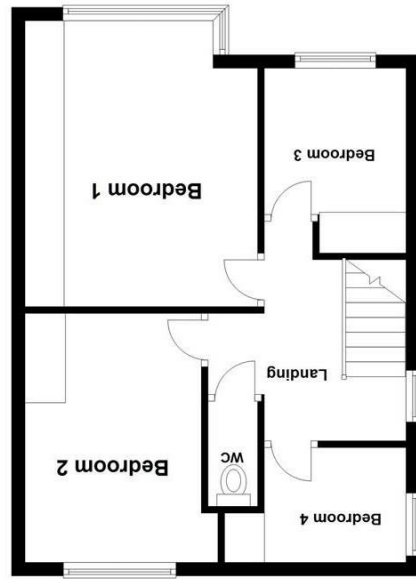
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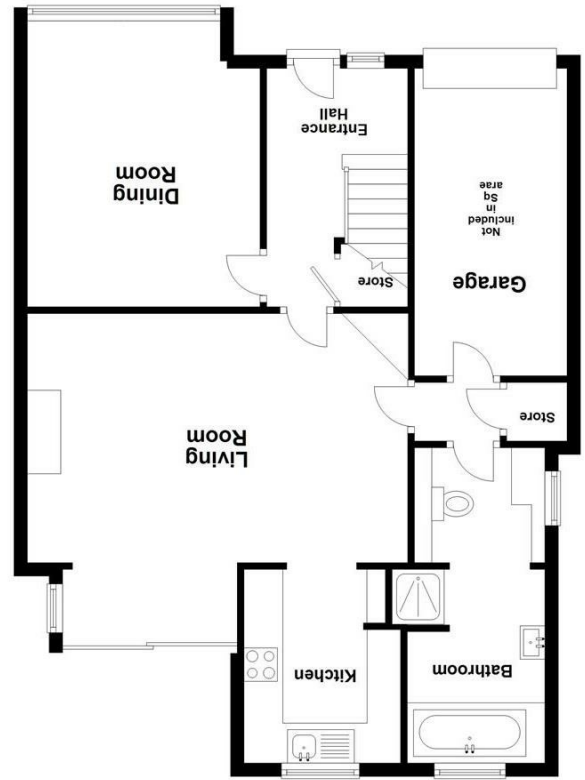
John Sankey
Estate Agents

41 Albert Street, Mansfield, Nottinghamshire, NG18 1EA
 Sales: 01623 627247 Lettings: 01623 859111
 Email: enquiries@johnsankey.com Email: valuations@johnsankey.com
 Email: lettings@johnsankey.com www.johnsankey.com

Total area: approx. 110.8 sq. metres (1192.8 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 Planlup.



First Floor
 Approx. 44.2 sq. metres (475.6 sq. feet)



Ground Floor
 Approx. 66.6 sq. metres (717.3 sq. feet)



27 Westdale Avenue, Sutton-In-Ashfield, Notts, NG17 3AD
 £219,950

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Westdale Avenue

Sutton-In-Ashfield

This impressive and imposing FOUR BEDROOMED (two double and two single bedrooms) Semi Detached property would make an ideal family home. We were immediately impressed on entering the property via the spacious light and airy entrance hall, this leads off to the dining room which would comfortably seat six to eight people and a large spacious lounge located to the rear of the property. There is open access to a modern fully fitted kitchen with integral appliances, a downstairs four piece bathroom suite and an integral door to the GARAGE which could be utilised subject to relevant permissions as further useable living space should you require and houses the combi boiler installed in 2023. The first floor offers four well proportioned bedrooms all of which benefit from fitted wardrobes while externally the front has a driveway providing off road parking and the enclosed rear garden is beautifully maintained with a shaped lawn and an array of mature shrubs and a patio area perfect for entertaining on those summer evenings.

Westdale Avenue is located in a very well regarded and popular location within close proximity to local shops and amenities and we would strongly recommend booking an early viewing.

How to find the property

Take the Sutton Road A38 out of Mansfield to the traffic lights by the Sir John Cockle public house, at the lights turn right into Skegby Lane following to the next set of traffic lights continuing straight ahead past the Fox and Crown pub veering left onto Dalestorth Road, follow Dalestorth Road towards the bottom where you will take the eventual right turn onto Westdale Avenue where the property is then located towards the bottom of the cul-de-sac on the left hand side clearly marked by one of our signboards.

Ground Floor

Entrance Hall

11'9" x 6'11"

Access via a composite double glazed door, stairs rise to the first floor with storage beneath, there is laminate floor covering, internal doors lead to the lounge and dining room, there is coving to the ceiling and central heating radiator.

Living Room

18'8" x 16'2" maximum

An inset gas fire sits as the central feature, the living room is a fantastic size room having laminate flooring, a uPVC double glazed patio door to the rear garden providing plenty of natural light to the room, there are two central heating radiators, television and power points, an archway leads to the kitchen and a door to the inner hall.

Dining Room

14' maximum into bay 11'5"

Another generous size room located to the front of the property with a uPVC double glazed window offering natural light, there is laminate flooring, an open wall feature into the lounge, central heating radiator and power points. The dining room itself would comfortably seat at least six to eight people.

Kitchen

9'6" x 8' maximum

A modern fitted kitchen offering wall and base units with integral appliances including a fridge and slimline dishwasher, there is a double oven, a roll edge work surface houses a four ring induction hob, a counter sunk sink unit with a mixer tap, tiled flooring, a uPVC double glazed window to the rear garden and an open arch to the lounge.

Inner Hallway

4'2" x 2'11"

Leads to doors to the downstairs bathroom, lounge and integral garage and a useful cupboard houses the washing machine which has plumbing.

Bathroom

A large bathroom forming part of the extension comprises briefly of a low flush w.c., a vanity sink unit and a mains fed rainfall shower cubicle, there is a separate jacuzzi bath, a heated towel rail, spotlights to the ceiling, fully tiled walls and floor and a uPVC double glazed window to the rear.

First Floor

Bedroom No. 1

14'1" max into bay x 11'5" max into wardrobe

A good sized double bedroom with a uPVC double glazed window to the front aspect offering natural light to the room, there are fitted wardrobes with one wall with sliding mirrored doors, a central heating radiator, laminate floor covering, spotlights to the ceiling and power points.

Bedroom No. 2

12'3" x 8'8"

Another good sized double room located to the rear of the property with a uPVC double glazed window having views to the garden, again there are fitted wardrobes with sliding mirrored doors, central heating radiator and power points.

Bedroom No. 3

7'2" x 6'11"

Having a uPVC double glazed window to the front aspect, a fitted wardrobe with sliding mirrored doors, laminate floor covering, central heating radiator and power point.

Bedroom No. 4

6'11" x 5'8"

A uPVC double glazed window to the side aspect offers natural light to the room, there is a fitted cupboard with hanging rail, central heating radiator and power point.

W.C.

5'2" x 2'5"

Offers a low flush w.c. and half tiled walls.

Outside

Gardens Front

The front of the property has a dwarf brick boundary wall with a driveway providing off road parking with a lawn to the side and access to the main entrance door.

Gardens Rear

The rear garden is absolutely lovely having a shaped lawn with well stocked borders with plenty of shrubs planted, a patio area ideal for seating, a brick built shed (no power to the shed) and an outside tap. The garden is ideal for entertaining and enclosed making it ideal for children to play.

Additional Information

Tenure: Freehold

Council Tax Band: B

