



England & Wales	
EU Directive 2002/91/EC	
Min energy rating - lower CO2 emissions	
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B	81-105
C	61-81
D	41-61
E	21-41
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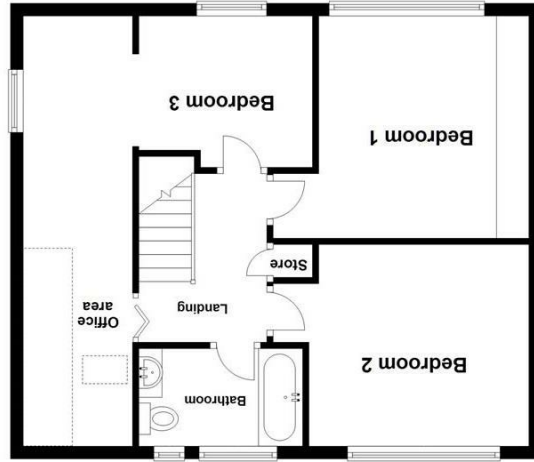


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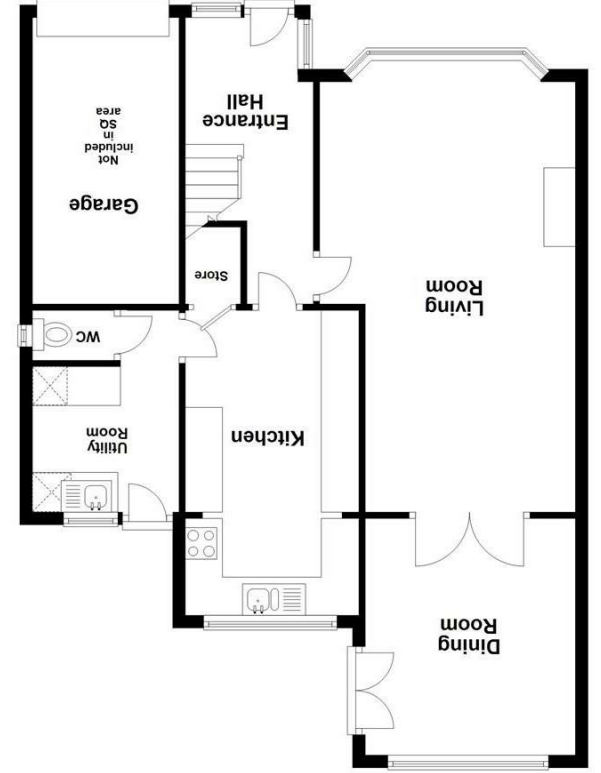


John Sankey
 Estate Agents

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 Floorplan.



First Floor
 Approx. 54.6 sq. metres (587.4 sq. feet)



Ground Floor
 Approx. 67.9 sq. metres (730.8 sq. feet)



1 Old Hall Close, Warsop, Notts, NG20 0QS
 Guide Price £270,000



Old Hall Close

Warsop

* GUIDE PRICE £270,000 TO £280,000 *

Extended Three Bedroom Detached House:

Nestled in a charming cul-de-sac, this extended and larger-than-average three-bedroom detached house offers a perfect blend of style and functionality. Immaculately presented both internally and externally, this residence is tailor-made for families and those who love to entertain. The property's thoughtful extensions creates a spacious interior, providing ample room for comfortable living. Situated in a delightful cul-de-sac, the home offers tranquility while remaining conveniently close to local amenities, parks, and reputable schools. Meticulously maintained, the property showcases an immaculate presentation, appealing to those with a keen eye for quality. Enjoy the convenience of a driveway and garage, providing hassle-free parking and additional storage options. Stay comfortable year-round with gas central heating, while UPVC double glazing enhances your comfort further. Whether it's the welcoming interior, the ideal location, or the seamless blend of practical features, this home stands as a testament to comfortable and stylish family living. Don't miss the opportunity to make this property your own.

How To Find the Property

Take the Woodhouse Road A60 out of Mansfield continuing through Mansfield Woodhouse until you reach the traffic lights in the centre of Warsop. Continue straight ahead at the lights then take a right turn by the car garage into Hetts Lane and then your first left onto Burns Lane. Continue on Burns Lane taking your third right turn into Nethercross Drive and then your first right into Old Hall Close. The property is located on the left hand side.

Entrance Hall

14'9" maximum x 6'8"

A welcoming entrance greets you through a UPVC double-glazed door from the front. Inside, you'll find lovely oak doors leading to both the lounge and kitchen. The stairs gracefully rise to the first floor, and practical elements include power points and a central heating radiator.



Living Room

22'5" x 12'9" maximum

Generously proportioned, the lounge is bathed in natural light through a UPVC double-glazed bow window to the front. A wall-mounted electric fire serves as a stylish centerpiece. Coving to the ceiling adds a touch of elegance, while practical elements include a central heating radiator, TV and power points. Oak doors seamlessly lead to the extended dining room.

Extended Dining Room

12'4" x 10'4"

An elegant addition to the original dwelling, the dining room seamlessly flows from the lounge and comfortably accommodates 6-8 people. Enjoy views and access to the garden through UPVC double-glazed windows and a door. This versatile space could serve as a playroom or office. Practical features include 2 central heating radiators and power points.

Extended Kitchen

15'5" x 9'

A real gem for cooking enthusiasts, the extended kitchen boasts a generous size and ample storage with plenty of wall and base units. Integral appliances include a fridge, freezer, dishwasher, and oven. A well-appointed work surface features a 4-ring electric hob with an extractor above and a counter-sunk sink with a mixer tap. Enjoy the practicality of spotlights, complimentary tiled splashbacks, and tiled flooring. A UPVC double-glazed window to the rear offers garden views, and an understairs cupboard provides additional storage. There is a tall radiator to this room. An internal door seamlessly leads to the utility room.

Utility

10'6" maximum x 7'8" maximum

The utility room features convenient base units with a work surface, hosting a circular sink unit with a mixer tap. Tiled flooring adds a practical touch, and there's ample space and plumbing for a washing machine. A UPVC double-glazed door provides easy access to the rear garden, and another door leads to the downstairs WC.

Downstairs WC

4'3" x 2'7"

Comprising briefly of a low flush WC, tiled flooring and a window to the side aspect. The downstairs WC is located close to the rear garden which is ideal especially if your out in the garden entertaining.

First Floor

Bedroom No 1

13'4" maximum x 11'7"

This double bedroom welcomes plenty of natural light through a UPVC double-glazed window to the front. Fitted wardrobes adorn one wall, offering ample storage. Practical features include a TV point, power points, and a central heating radiator.

Bedroom No 2

11'2" x 10'6"

A spacious double room, bedroom two enjoys views of the rear garden through a UPVC double-glazed window. The included freestanding wardrobes offer plenty of storage space. Additional features include power points and a central heating radiator.

Bedroom No 3

9' x 7'11" maximum

An L-shaped wrap-around room, bedroom three is part of a further extension dating back to approximately 1997. Divided into three parts, it encompasses the bedroom area, a space with potential for a dressing area, and an office space. This versatile room offers plenty of space and potential. Enjoy natural light through UPVC double-glazed windows. Three central heating radiators and power points add to the room's functionality.

Office Area

22'5" maximum x 5'8"

Bathroom

8'6" x 5'1"

The bathroom features a three-piece suite, including a low flush WC, vanity sink unit with storage beneath, and a panelled bath with an electric shower above and a fitted glazed shower screen. Tiled walls and floors contribute to a clean and modern aesthetic. Spotlights to the ceiling illuminate the space. Additional features include a heated towel rail and two UPVC double-glazed windows to the rear aspect.

Outside

The front of the property boasts a convenient paved driveway alongside a well-kept lawn. Gated access allows entry to the rear garden. A garage, equipped with an up-and-over door, provides secure parking/storage with the added benefits of power and lighting.

The delightful rear garden is a perfect retreat for both entertaining and families. Enjoy a spacious patio area for seating, complemented by a lush lawn adorned with shrubbed borders. Practical elements include an outside tap for convenience and gated access leading to the front, connecting seamlessly to the driveway.

Additional Information

Tenure: Freehold

Council Tax Band: C

