



England & Wales	
EU Directive 2002/91/EC	
Min energy rating - higher rating is better	
A	1-10
B	11-15
C	16-20
D	21-25
E	26-30
F	31-35
G	36-50

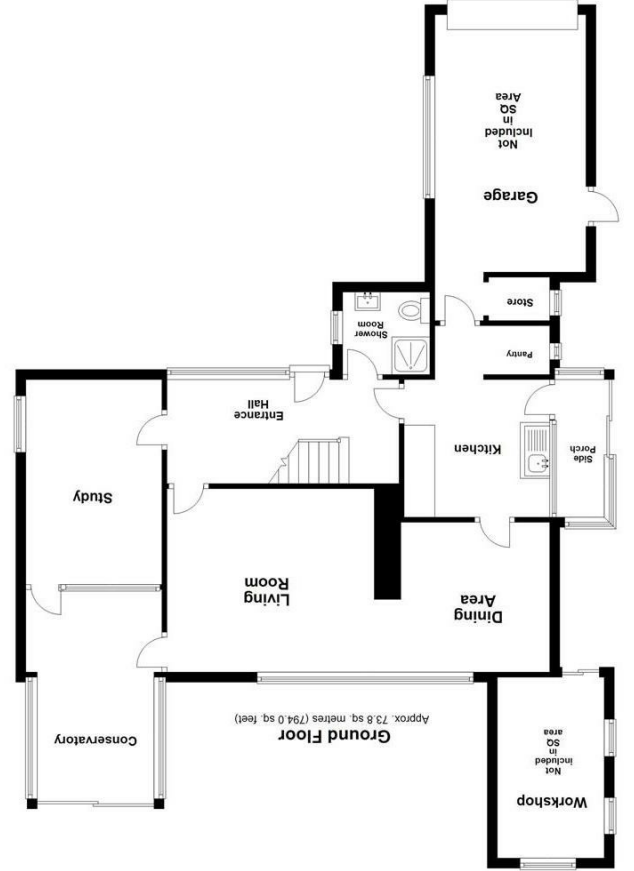
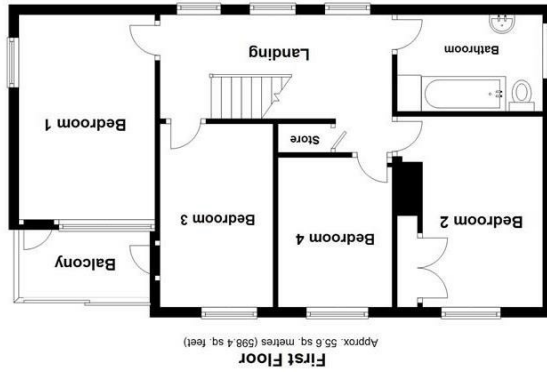
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26 Dorchester Close, Mansfield, Notts, NG18 4QW  
 Guide Price £340,000 to £350,000





# Dorchester Close

## Mansfield

**GUIDE PRICE £340,000-£350,000** Welcome to this promising four-bedroom detached house in the desirable Berry Hill area of Mansfield. While it requires internal modernisation, this property is a blank canvas awaiting a visionary buyer to create their dream home. The driveway provides ample off-road parking space for convenience, and the south-facing garden offers a sought-after aspect, providing a sunny and pleasant outdoor space.

Step into the property through a welcoming entrance hall that leads to an open plan living dining room—a versatile and spacious area allowing for flexible living and entertaining. The separate study is ideal for those who work from home or need a quiet retreat, and the addition of a downstairs shower room adds convenience. The fitted kitchen completes the ground floor.

On the first floor, four well-proportioned bedrooms await. Two of the bedrooms are connected by a unique enclosed juliet balcony, offering delightful views of the rear garden. A family bathroom serves the needs of the household.

With huge potential and an excellent location, this property presents an exciting opportunity for those looking to transform a house into their perfect home. Don't miss the chance to create a personalised haven in one of Mansfield's most sought-after locations.

### How to find the property

Take the Nottingham Road A60 out of Mansfield for approximately one mile to the traffic lights by High Oakham School, turn left into Berry Hill Lane and at the top of the hill by the mini roundabout turn right into Lichfield Lane. Take the second left turn into Chatsworth Drive and the second right into Dorchester Drive following the road round until turning left onto Dorchester Close where the property is then located on the left hand side.

### Ground Floor

#### Entrance Hall

15'3" x 6'10"

The inviting entrance hall provides access to the study, lounge, kitchen, and downstairs shower room. There are two central heating radiators and a staircase leads to the first floor.

#### Downstairs Shower Room

5'9" x 5'5"

The downstairs shower room is a convenient space, featuring a WC, pedestal sink, and a shower cubicle with an electric shower. A secondary unit double-glazed window provides natural light, and there's added comfort with a dimplex heater.



#### Study

13'5" x 8'11"

The study is a versatile room that could be used as a hobby room, study, or second reception room. It features a central heating radiator, a single-glazed window to the side, power points, and access to the conservatory.

#### Living Room

13'7" x 12' maximum

The spacious living room features a wooden double-glazed picture window, offering views of the rear garden. A brick breast separates the dining area, and an electric fire serves as a centrepiece. Two central heating radiators provide warmth. The dining area which measures 9'10" x 9'11" comfortably accommodates at least six people. Doors from the living room lead to the conservatory, creating a seamless flow, and there's easy access from the dining area to the kitchen.

#### Conservatory

8' x 7'7"

The double-glazed wooden conservatory enjoys views and access to the garden, with an integral door leading to both the lounge and study.

#### Kitchen

9'7" x 9'

The kitchen, though in need of renovation, provides wall and base units along with a sink and drainer unit featuring a mixer tap. A convenient pantry area offers additional storage. Doors lead to the integral garage and a lean-to porch that provides space and plumbing for a washing machine.

#### Lean To Porch

9' x 3'3"

Space and plumbing for a washing machine, internal door to the kitchen and access out to the side of the property where you can gain access to both the front and rear of the property.

### First Floor

#### Landing Area

15'3" x 6'10"

Offering three UPVC double glazed windows to the front aspect, offering plenty of natural light to the space. A central heating radiator and internal doors to all of the upstairs accommodation.

#### Bedroom No 1

13'4" x 8'11"

A double bedroom with a UPVC double-glazed window to the side offering natural light, a central heating radiator, and a wooden door leading to an enclosed Juliet balcony with views over the garden and power points.

#### Bedroom No 2

12'6" x 7'11"

Bedroom two is another double bedroom featuring a UPVC double-glazed window overlooking the rear garden, a fitted wardrobe, and power point.

#### Bedroom No 3

12' x 7'5"

A UPVC double-glazed window to the rear offering delightful views of the garden. Additionally, there's a door connecting to the enclosed Juliet balcony, a central heating radiator, and power point.

#### Bedroom No 4

9'4" x 6'11"

Bedroom four features a UPVC double-glazed window overlooking the garden, along with a power point.

#### Enclosed Juliet Balcony

8'11" x 4'9"

Connects to both bedroom one & three and provides a lovely space to relax while enjoying views to the rear garden.

#### Bathroom

10' x 6'2"

Includes a three-piece suite with a low flush WC, a pedestal sink, and a bath. Partly tiled walls, a central heating radiator, UPVC double-glazed window to the side aspect, and a cupboard housing the gas central heating combination boiler which was installed in 2023 with a useful storage cupboard beneath.

#### Outside

The front features a tarmac drive with a lawn, providing potential for additional parking. Hedge boundaries and a garage with an open-over door complete the front.

The rear garden is a charming, enclosed private space mostly laid to lawn with shrubs and mature trees. It includes a brick-built workshop, and being south-facing, offers a sunny aspect. Side access leads to the front of the property.

#### Workshop

11'11" x 7'

Has power & lighting

#### Garage

16'11" x 9'11"

Up & over door and integral access to the kitchen.

#### Additional Information

Tenure: Freehold

Council Tax Band: E

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

