



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

England & Wales	
EU Directive 2002/91/EC	
Min energy rating - lower energy costs	
A	91-100
B	81-90
C	71-80
D	61-70
E	51-60
F	41-50
G	31-40
69	
80	



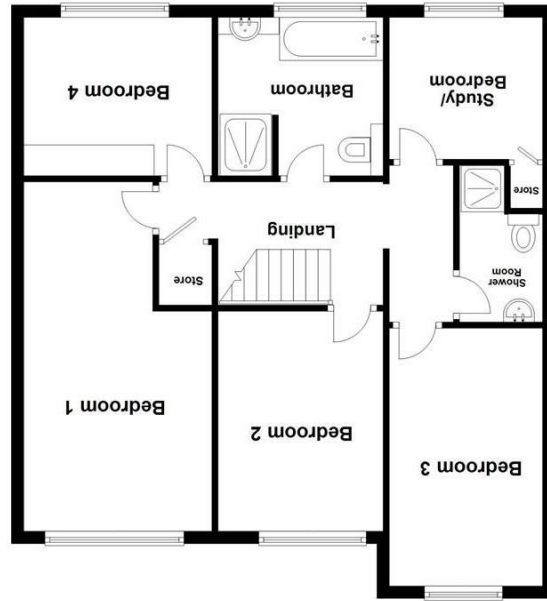
41 Albert Street, Mansfield, Nottinghamshire, NG18 1EA
 Sales: 01623 627247 Lettings: 01623 859111
 Email: enquiries@johnsankey.com Email: valuations@johnsankey.com
 Email: lettings@johnsankey.com www.johnsankey.com



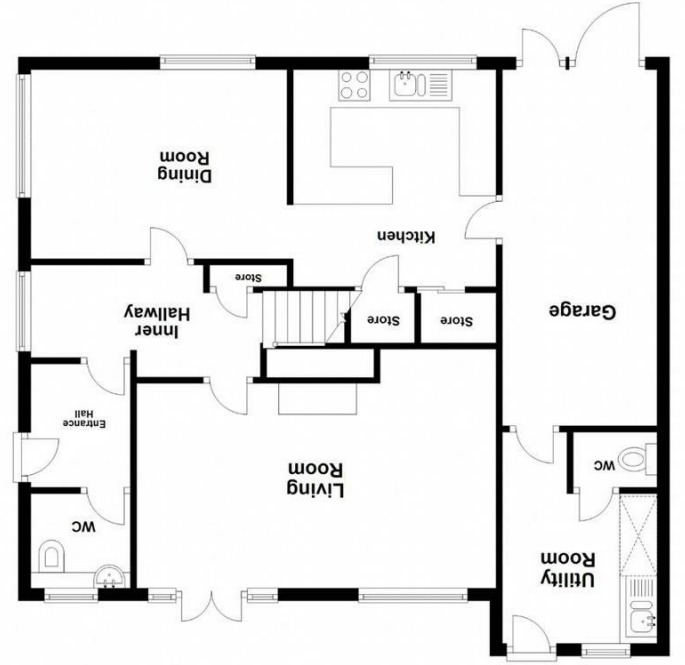
John Sankey
 Estate Agents

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 Planlizard.

Total area: approx. 158.0 sq. metres (1700.3 sq. feet)



First Floor
 Approx. 72.3 sq. metres (778.4 sq. feet)



Ground Floor
 Approx. 85.7 sq. metres (921.9 sq. feet)



15 Delamere Drive, Mansfield, Notts, NG18 4DE
 £330,000

John Sankey
 Estate Agents



Delamere Drive

Mansfield

This spacious FIVE-BEDROOM detached house, owned by the current occupiers for many years, has been extended to provide ample living space for a family. The ground floor features an entrance hall, a delightful lounge, and an open-plan kitchen dining area, perfect for both everyday meals and entertaining guests. Additionally, there is a utility space, an integral garage, and two downstairs WC for added convenience.

Upstairs, the property boasts five well-proportioned bedrooms and two bath/shower rooms, making it an ideal choice for a larger family. Externally, the property offers a turn-in and turn-out driveway, providing ample off-road parking for several vehicles. The immaculately landscaped rear garden offers a peaceful retreat and is ideal for relaxation or outdoor entertaining.

Situated in a highly desirable and sought-after location, the property is conveniently close to local amenities, making it an attractive choice for prospective buyers seeking a spacious family home in a prime location.

How to find the property

Take the Nottingham road A60 out of Mansfield passing Sainsbury's and just after the speed camera take a left turn into Forest Road. Take the second right into Delamere Drive, and follow the road round to the right. The property is then located on the left hand side clearly marketed by one of our signboards.

Ground Floor

Entrance Hall

The entrance hall is accessed via a UPVC double glazed door to the side of the property, providing a practical and welcoming entry point. Inside, you'll find a convenient storage cupboard, perfect for coats and shoes, along with a central heating radiator. Doors lead to the downstairs WC and into the inner hall, offering easy access to the rest of the property.

W.C.

The WC features an inset sink unit with a mixer tap and storage beneath, offering functionality. The room is equipped with a low flush WC, tiled walls and flooring provide easy maintenance and a clean aesthetic. Natural light filters in through the UPVC double glazed window to the rear aspect, the room also offers a central heating radiator.

Inner Hallway

The inner hall functions as a practical area connecting different parts of the house. It includes stairs leading to the first floor and a handy storage cupboard. Natural light filters in through the UPVC double glazed window. Internal doors provide access to the dining area and lounge, furthermore there is also a central heating radiator.



Living Room

19'2" x 12'3"

The living room features a focal point in the form of an electric fire, adding a touch of warmth and ambiance to the space. UPVC double glazed windows and doors offer views of the garden and easy access outdoors. The room is well-equipped with two central heating radiators, amenities such as TV and phone points, as well as power points are conveniently available in the room. Coving to the ceiling adds a touch of charm.

Kitchen

11'5" x 10'8"

The kitchen boasts modern wall and base units, providing ample storage space, along with an integral slimline dishwasher for added convenience. A spacious work surface & breakfast bar offers plenty of room for meal preparation. Equipped with a 1 1/2 bowl sink and drainer unit, as well as a mixer tap, the kitchen also features a 4-ring electric hob with an extractor above and a stylish glazed splash back. A fitted oven and microwave are included, complementing the cooking facilities. Natural light fills the space through the UPVC double glazed window overlooking the front aspect. A spacious pantry cupboard and additional storage beneath the stairs offer practical storage solutions. The room is kept comfortable with the presence of a central heating radiator. Open access to the dining area enhances the flow between the kitchen and dining spaces, while an internal door provides access to the garage for added convenience.

Dining Room

13'7" x 10'

The dining room features UPVC double glazed windows, which allow ample natural light to illuminate the space, creating a bright and inviting atmosphere. With enough room to comfortably accommodate 6 to 8 people, it serves as the ideal space for entertaining guests or enjoying family meals. A notable feature of the room is the brick archway, adding character and creating an open-plan feel between the dining area and kitchen. Additionally, a central heating radiator and power points are also available.

Utility Room

11'2" maximum x 8'2"

The utility room, situated to the rear of the garage, serves as a valuable addition to the property. It is equipped with practical wall and base units, offering ample storage space. The work surface features a 1 1/2 bowl sink and drainer with a mixer tap, providing convenience for various tasks. With space and plumbing available for both a washing machine and condensing tumble dryer, the utility room offers functionality for laundry needs. The tile flooring ensures easy maintenance and durability, while UPVC double glazed windows and a door provide access to the rear garden, allowing for seamless outdoor transitions. An internal door leads to the second downstairs WC, enhancing the overall convenience and practicality of the space.

W.C. From Utility

First Floor

Bedroom No. 1

17'11" maximum x 9'9" maximum

Bedroom one is a spacious double bedroom featuring ample storage with fitted wardrobes and dresser drawer units, providing practical storage solutions for personal belongings. Natural light fills the room through the UPVC double glazed window overlooking the rear garden, creating a bright and inviting atmosphere. Additionally, a central heating radiator & power points.

Bedroom No. 2

11'11" x 8'9"

Bedroom two is a versatile space with a central heating radiator and power points, offering flexibility for various uses. Currently configured as a second sitting area, it provides a cozy spot for relaxation. Whether used as a guest room, study, or hobby area, this room offers adaptability to suit your lifestyle needs. A UPVC double glazed window offers views to the rear garden.

Bedroom No. 3

13'9" x 8'2"

Bedroom three is another comfortable double room featuring a UPVC double glazed window to the rear aspect, providing natural light and views of the surroundings. Equipped with a central heating radiator and power points.

Bedroom No. 4

10' x 8'7"

Bedroom four is also a generously sized room in our opinion. It benefits from fitted wardrobes, providing convenient storage solutions. The UPVC double glazed window overlooks the front aspect, allowing natural light to illuminate the room. Additionally, there is a central heating radiator and power points.

Bedroom 5/Study

8'1" x 7'7"

Bedroom five is currently configured as a study or home office, offering a valuable space for those working remotely. This additional room provides flexibility and convenience, especially in today's environment where remote work is common. It features a cupboard for storage, a central heating radiator, a UPVC double glazed window to the front for natural light, and power points.

Bathroom

The bathroom features a four-piece suite, including a vanity sink unit with a mixer tap, a bath, and a separate shower cubicle with a mains-fed shower. Additionally, there is a low-flush WC. The room is equipped with a heated towel rail and a central heating radiator for comfort. Tiling on the walls, spotlights on the ceiling, and a UPVC double glazed window to the front enhance the overall functionality and aesthetics of the space.

Shower Room

The shower room is a convenient addition to the property, featuring an electric shower cubicle, a low-flush WC, and a pedestal sink. Partial tiling on the walls, along with spotlights on the ceiling, contribute to the room's functionality and aesthetics. Additionally, there is a heated towel rail.

Outside

The property boasts a spacious turn-in, turn-out driveway, providing ample off-road parking space. Raised pebbled beds and conifers along the boundary offer a degree of privacy for the occupants.

The rear garden is meticulously maintained, featuring a neat lawn, flower borders, and well-tended shrubs. A pebble path leads to the top of the garden, where a shed and summer house offer additional storage and relaxation space. Gated access to the side of the property allows convenient entry to the driveway. There is also an outside tap.

Additional Information

Tenure: Freehold

Council Tax Band: D

Mobile/Broadband Coverage Checker visit: www.ofcom.org.uk then click mobile & broadband checker.

