



England & Wales	
EU Directive 2002/91/EC	
Very low energy building - lower CO2 emissions	A
Low energy building - lower CO2 emissions	B
Medium energy building - lower CO2 emissions	C
High energy building - lower CO2 emissions	D
Very high energy building - lower CO2 emissions	E
Extremely high energy building - lower CO2 emissions	F
Very high energy building - higher CO2 emissions	G
Extremely high energy building - higher CO2 emissions	H
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**John Sankey**  
 Estate Agents

Total area: approx. 143.2 sq. metres (1541.6 sq. feet)  
 Whilst every attempt has been made to ensure the accuracy of this floorplan, all measurements are for illustrative purposes only. This plan and its measurements are for illustrative purposes only. Plan produced using Planipz.



First Floor  
 Approx. 71.0 sq. metres (764.5 sq. feet)



Ground Floor  
 Approx. 72.2 sq. metres (777.1 sq. feet)



Not included area  
 Garage



John Sankey

22 Goldcrest Road, Forest Town, Notts, NG19 0GP  
 Guide Price £340,000 to £350,000

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 Estate Agents





# Goldcrest Road

## Forest Town

**GUIDE PRICE £340,000-£350,000** Welcome to this stunning DETACHED FOUR DOUBLE BEDROOM HOME, boasting a modern and stylish interior and offering plenty of spacious accommodation throughout. As you step into the property, you are greeted by a welcoming and spacious entrance hall that sets the tone for the rest of the home.

The beautiful lounge provides a perfect space for relaxation, while the separate study offers versatility and could easily be utilised as a home office or a child's playroom.

The heart of the home is the open-plan dining kitchen, ideal for entertaining guests or enjoying family meals together. Additionally, the ground floor features a convenient downstairs WC and utility room.

Heading upstairs, you'll find four generously sized double bedrooms, with the main bedroom benefiting from its own ensuite. A four-piece family bathroom serves the remaining bedrooms.

Externally, the property enjoys a corner position with a tandem double driveway providing parking space for two cars, along with a garage. The landscaped garden includes a paved patio area and a well-maintained lawn, perfect for outdoor relaxation and entertaining.

This property is being sold with NO UPWARD CHAIN and is situated in a highly regarded area, offering easy access to a variety of local amenities.

### How to find the property

Take the Woodhouse Road A60 out of Mansfield for approximately one mile to the traffic lights by United Carpets. Turn right into Old Mill Lane and continue to the roundabout by the Asda supermarket. Take the left into Sandlands Way and then take the second left turn into Sanderling Way. Take the second right into Goldcrest Road and the property is on the right hand side clearly marked by one of our signboards.

### Ground Floor

#### Entrance Hall

Spacious and inviting area with tiled flooring and stairs leading to the first floor. Includes a storage cupboard adding practicality, central heating radiator and power points. Internal doors provide access to the downstairs WC, study, living room, and dining kitchen.

#### Downstairs W.C.

Features modern tiling on the walls and floor, a low-flush WC, a pedestal sink with a mixer tap, central heating radiator, and UPVC double glazed window to the side aspect for natural light.

#### Study

9' x 8'11"

This versatile room is ideal for home working, featuring a central heating radiator, UPVC double glazed window to the front aspect for natural light, and power points. It offers flexibility and can also serve as a reception room or child's playroom, depending on your requirements.

#### Living Room

16'7" x 12'1"

This spacious room features modern and stylish decor, with dual aspect UPVC double glazed windows with French doors lead out to the rear garden, while central heating radiators, TV, and power points add to the functionality. It offers the perfect space to relax and unwind.

#### Open Plan Kitchen/Dining Area

19'10" x 13'5"

This gorgeous and spacious area offers a comprehensive range of wall and base units with kick board and under unit lighting. It features a central island along with a 1 1/2 bowl sink and drainer unit equipped with a Flexi hose mixer tap. A 6-ring gas hob, integral fridge, freezer, and dishwasher are also available for convenience. The kitchen boasts a double oven and modern tiling to the floor, along with spotlights to the ceiling. Two central heating radiators ensure comfort, while the double aspect UPVC double glazed windows to the front and rear provide ample natural light. Doors lead to the garden, making it an ideal space for entertaining, with comfortable seating for at least 6 to 8 people. Additionally, it includes a TV point, power points, and an internal door to the utility room.

#### Utility Room

6'4" x 5'5"

Complementing the kitchen, this practical space features matching base units and a further sink and drainer unit with a mixer tap. It offers ample space and plumbing for a washing machine and features tiled flooring. A central heating radiator ensures comfort, and a door leads out to the rear garden, adding to the convenience of this area.

### First Floor

#### Bedroom No. 1

16'5" x 12'

This master suite boasts double aspect UPVC double glazed windows, ensuring ample natural light. Fitted wardrobes offer convenient storage solutions, while a central heating radiator ensures comfort. Power points are available, and the room features stylish decor consistent with the rest of the home. An en-suite shower room is accessible via a door from the bedroom, enhancing the convenience and privacy of this space.

#### En Suite

The en-suite features a low flush WC, a pedestal sink with a mixer tap, and a mains-fed shower cubicle. Partially tiled walls offer a sleek and easy-to-maintain finish, while a chrome heated towel rail adds comfort. Spotlights illuminate the space, complementing the natural light provided by the UPVC double glazed window to the rear aspect.

#### Bedroom No. 2

14'11" max into wardrobe x 9'0" max

Bedroom two is a generously sized double bedroom in our opinion, offering ample space for relaxation. Fitted wardrobes provide convenient storage solutions, while a central heating radiator ensures comfort. Dual aspect UPVC double glazed windows flood the room with natural light, creating a bright and inviting atmosphere.

#### Bedroom No. 3

11'6" x 10'9" max

A double bedroom featuring a UPVC double glazed window to the front aspect, which allows natural light to illuminate the room. Equipped with a central heating radiator and power points, this bedroom offers comfort and convenience.

#### Bedroom No. 4

13'5" max x 8'10"

Bedroom four is another generously sized double bedroom with a UPVC double glazed window overlooking the rear aspect of the property. This room offers ample space and versatility, currently configured as a dressing room. It features a central heating radiator and power points.

#### Bathroom

This bathroom boasts a modern four-piece suite, including a low flush WC, pedestal sink with mixer tap, and panelled bath. Additionally, there is a separate mains-fed rain fall shower. The room features spotlights on the ceiling, a chrome heated towel rail for added comfort, and stylish modern partly tiled walls. Natural light floods in through the UPVC double glazed window at the front, completing this contemporary and functional space.

#### Outside

The property enjoys a favorable corner position, featuring a double tandem driveway at the front, providing convenient off-road parking space for two cars. This driveway leads to the garage, equipped with an up-and-over door, as well as power and lighting for added convenience. A paved path leads to the main entrance door, flanked by attractive shrubbery on either side, enhancing the property's curb appeal. To the side of the property, there is a low-maintenance lawn area, ensuring easy upkeep.

Gated access from the driveway leads to the rear garden, which has been thoughtfully landscaped to include a paved patio area. This area provides an ideal space for outdoor seating and entertaining, perfect for enjoying sunny days or al fresco dining. The patio and lawn is separated by a small picket fence, adding charm and character, and offers a sense of privacy with fenced and walled boundaries. Additionally, there is gated access to the driveway from the rear garden, providing convenient access to the parking area.

#### 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.

