



England & Wales	
EU Directive 2002/91/EC	
The environmental grade - lower CO2 emissions	
A	100-120
B	81-100
C	61-80
D	41-60
E	21-40
F	1-20
G	1-10

England & Wales	
EU Directive 2002/91/EC	
The energy grade - higher energy costs	
A	100-120
B	81-100
C	61-80
D	41-60
E	21-40
F	1-20
G	1-10

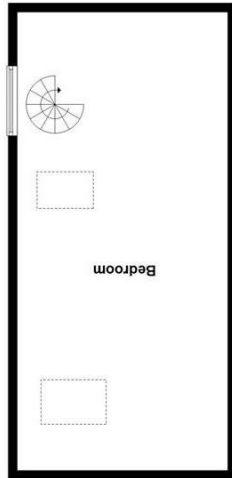


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 Email: enquiries@johnsankey.com Email: valuations@johnsankey.com
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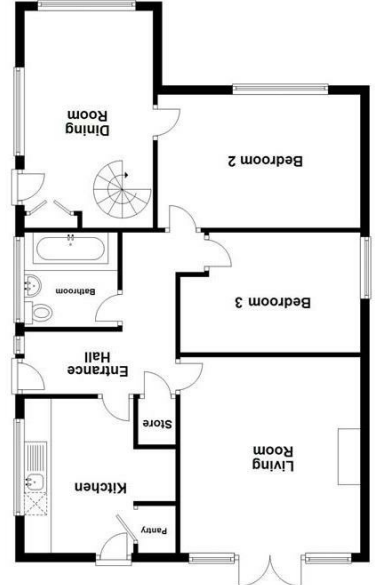


John Sankey
 Estate Agents

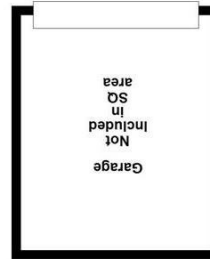
Total area: approx. 130.8 sq. metres (1407.9 sq. feet)
 While every attempt has been made to ensure the accuracy of this layout, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan and its measurements are for illustrative purposes only.
 Plan produced using MapInfo.



First Floor
 Approx. 48.4 sq. metres (520.7 sq. feet)



Ground Floor
 Approx. 82.4 sq. metres (887.2 sq. feet)



John Sankey

2 Woodhall Gardens, Forest Town, Notts, NG18 2EA
 Offers In The Region Of £275,000

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Woodhall Gardens

Forest Town

Situated in a desirable corner position, this three-bedroom detached bungalow offers both comfort and convenience. The property boasts low-maintenance front and rear gardens, along with a stoned driveway providing ample off-road parking for multiple vehicles. A double garage adds to the practicality of the space.

Step inside to discover a modern and meticulously presented interior. The entrance hall sets the tone for the rest of the home, leading seamlessly into the contemporary fitted kitchen. The gorgeous lounge exudes warmth with its Victorian-style open fire, offering a cozy retreat for relaxing evenings. French doors allow you to step outside into the rear garden, perfect for al fresco dining or leisurely gatherings.

The property features a modern bathroom complete with a luxurious Jacuzzi bath and a mains-fed shower above. Two double bedrooms on the ground floor provide comfortable accommodation, with one boasting included wardrobes for added convenience. A dining room, with sleek tiled flooring, features a striking spiral staircase leading to the master bedroom, which occupies the entire upper floor.

Conveniently located in a well-regarded area, this bungalow offers easy access to local shops and amenities, making it an ideal choice for those seeking both style and practicality in their next home.

How to find the property

Take the Southwell Road A6191 to the traffic lights at the brow of the hill by Fittapart, turn left onto Carter Lane continuing through the traffic lights onto Little Carter Lane, just after the Samworth Church Academy school turn right into Woodhall Gardens, the property is then immediately located on the right hand side clearly marked by one of our signboards.

Ground Floor



Entrance Hall

The entrance hall is accessed via a composite door to the front of the property and serves as the gateway to all of the bungalow's accommodation. It offers convenient access to every part of the home ensuring ease of movement throughout.

Living Room

14'5" x 13'1"

The living room boasts a Victorian open fire centrepiece added a charming focal point to the room. UPVC double glazed doors lead out to the rear garden bathing the lounge in natural sunlight creating a bright and inviting atmosphere, it also features television, power points and coving to the ceiling.

Dining Room

16' maximum x 9'5"

A versatile space with uPVC double glazed windows to the side and front aspects flooding the room with natural light, its offers ample space for dining and entertaining making it ideal for gatherings with family and friends, additionally there is a central heating radiator, power point, a spiral staircase leading to the master bedroom and a composite door to the front.

Kitchen

11'6" maximum x 11'4"

The modern kitchen is fitted with high gloss units with a granite worktop providing both style and functionality, a uPVC double glazed window to the front aspect fills the space with natural light and a door to the side gives access out to the garden. Additionally there is a very useful larder cupboard providing extra storage space, tiling flooring and space for a free standing cooker.

Pantry

Bedroom No. 2

14'11" x 9'10"

Features a uPVC double glazed window to the side aspect providing natural light and is a good sized double room, it features coving to the ceiling, a central heating radiator and power points. Additionally wardrobes are included within the property sales providing any buyer ample storage space.

Bedroom No. 3

13'3" maximum x 8'10"

Benefits from a uPVC double glazed window to the rear aspect, coving to the ceiling, central heating radiator and power points.

Bathroom

6'11" x 6'10"

Incorporates a jacuzzi bath with radio and lighting offering a luxurious feel, there is also a mains fed shower above, a pedestal sink with a mixer tap and low flush w.c., tiled walls and floors create a sleek look and a uPVC double glazed window to the front aspect provides natural light.

First Floor

Bedroom No. 1

33'8" x 15'5" maximum into eaves

Located on the first floor the master bedroom occupies the entire level offering a spacious bedroom, skylight windows with fitted blackout blinds and a dormer window flood the room with natural light, there are two central heating radiators and power points.

Outside

Gardens Front

The property occupies a lovely corner position designed with low maintenance in mind and it features a stone frontage providing off road parking for several vehicles.

Double Garage

A spacious double garage, accessed from the driveway offers an up & over door, power and lighting.

Gardens Rear

The rear garden offers a peaceful retreat with a feature wooden covered pergola area ideal for seating and entertaining, gated access to both sides of the property ensures privacy and security and furthermore there is an outside tap.

Additional Information

Tenure: Freehold

Council Tax Band: C

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

