



England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower CO2 emissions	A
100-120 kWh/m ² per year	A
80-100 kWh/m ² per year	B
60-80 kWh/m ² per year	C
40-60 kWh/m ² per year	D
20-40 kWh/m ² per year	E
10-20 kWh/m ² per year	F
1-10 kWh/m ² per year	G
More environmentally friendly - lower CO2 emissions	G

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A
100-120 kWh/m ² per year	A
80-100 kWh/m ² per year	B
60-80 kWh/m ² per year	C
40-60 kWh/m ² per year	D
20-40 kWh/m ² per year	E
10-20 kWh/m ² per year	F
1-10 kWh/m ² per year	G
More environmentally friendly - lower CO2 emissions	G

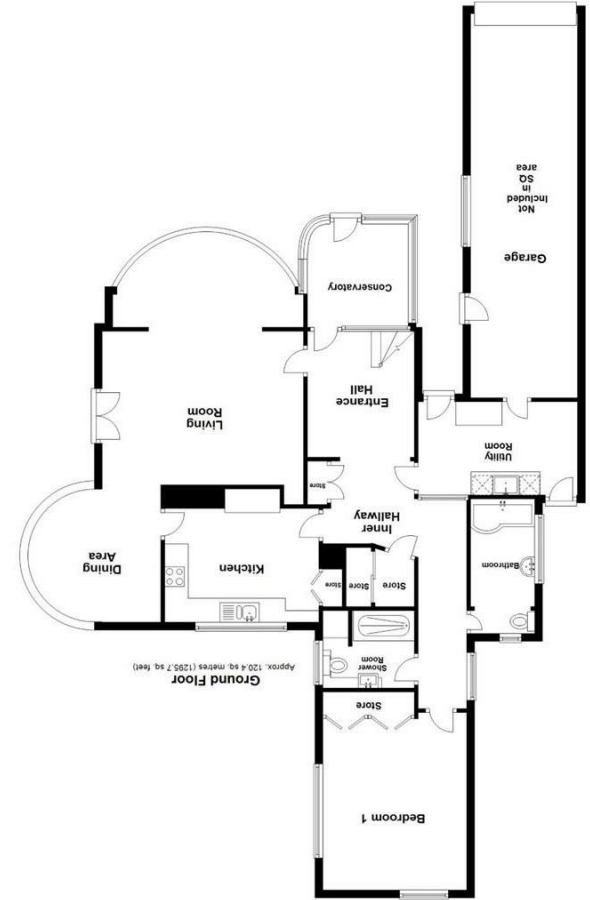
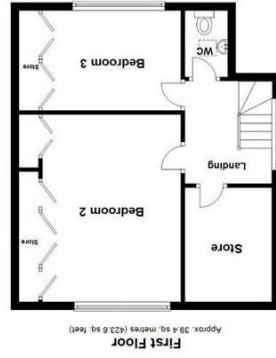


41 Albert Street, Mansfield, Nottinghamshire, NG18 1EA
 Sales: 01623 627247 Lettings: 01623 859111
 Email: enquiries@johnsankey.com Email: valuations@johnsankey.com
 Email: lettings@johnsankey.com www.johnsankey.com



John Sankey
 Estate Agents

Total area: approx. 159.7 sq. metres (179.3 sq. feet)
 (Note: every attempt has been made to ensure the accuracy of this report, all measurements are approximate and no responsibility is taken for any omission or misstatement. This plan and its measurements are for illustrative purposes only. Plans produced using Planity.)



John Sankey

Wychwood, 5 Forest Hill, Mansfield, Notts, NG18 5BQ
 Guide Price £475,000 to £485,000

John Sankey
 Estate Agents



Forest Hill

Mansfield

GUIDE PRICE £475,000-£485,000 Nestled in the charming area of Forest Hill, Mansfield, this detached home offers a unique opportunity for those seeking a spacious and well-maintained property. Boasting two reception rooms, three bedrooms, and three bathrooms/wc's, this home provides ample space for a growing family to thrive.

Built in the 1950's, this property exudes character and charm while also offering modern amenities such as an open plan spacious living/dining room with feature log burner as the central feature. Solar panels, ensuring both comfort and sustainability. The meticulously kept gardens surrounding the bungalow create a picturesque setting, perfect for relaxing or entertaining guests.

One of the standout features of this property is the plot, with parking space available for up to four vehicles, a rare find in many homes. Additionally, being in a very sought-after location, you'll enjoy easy access to Nottingham via nearby road links and have the convenience of local amenities just a stone's throw away.

If you're looking for a home that combines classic appeal with contemporary comforts, this bungalow in Forest Hill is a must-see. Don't miss out on the opportunity to own this stunning home in a desirable location - book your viewing today!

How to find the property

Take the Nottingham Road A60 out of Mansfield continuing through the lights at High Oakham school. Turn right onto Forest Hill, the property is located at the top of the private cul-de-sac, clearly marketed by one of our sign boards.

Ground Floor

Conservatory

8'8" x 8'6"

Provides entry to the property via UPVC double glazed doors, surrounded by UPVC double glazed windows, offering plenty of natural light. This space is perfect for relaxation and unwinding, featuring tiled flooring and a door leading to the hallway.



Entrance Hall

The hallway is a spacious, welcoming entrance hall with a feature staircase leading to the first floor. It boasts carpeted flooring, feature cornicing, and storage cupboards offering useful storage solutions.

Living Room

21'7" maximum x 16'11"

The living room is a gorgeous, spacious room benefiting from a UPVC double glazed deep bay window to the front aspect, providing additional seating space. A feature log burner serves as the centre piece, radiating warmth throughout the room, french doors lead out to the garden and open access to the dining area.

The dining area adjacent to the living room measures 11'4"max x 11'2" and comfortably seats at least six people and features another UPVC double glazed bay window, offering natural light and views towards the garden. It also provides access to the kitchen.

Kitchen

12'11" x 9'7"

The kitchen benefits from a comprehensive range of wall and base units, a work surface with a sink and drainer unit, a four-ring gas hob with fitted extractor above, and integral appliances. A UPVC double glazed window to the rear aspect offers views to the garden and natural light.

Utility Room

13'4" x 7'10"

The utility room is very useful, providing space for further utilities, including a washing machine and tumble dryer. It features a Belfast sink with mixer tap and wooden work surfaces, with a UPVC door leading to the rear garden and integral access to the garage.

Bedroom No. 1

14'11" x 12'1"

Bedroom number one is a spacious double bedroom located to the rear of the property, featuring dual aspect UPVC double glazed windows with views of the rear garden and fitted wardrobes.

Bathroom

The bathroom features a three-piece suite with a sink unit, Jacuzzi bath with shower attachment, wet wall boarding and low flush WC. A UPVC double glazed window to the side aspect offers natural light to the room.

Shower Room

The shower room is a modern three-piece suite with an inset sink, low flush WC, and shower cubicle. It features tiling to the cubicle itself and a UPVC double glazed window to the side aspect.

First Floor

Bedroom No. 2

15'9" x 11'7"

Bedroom number two is a spacious double bedroom located to the rear, offering lovely views of the rear garden via UPVC windows. Additionally, there are fitted wardrobes taking care of storage solutions.

Bedroom No. 3

11'7" x 8'5"

Bedroom number three is another generous-sized, versatile room, currently set up as a home office. It features a UPVC double glazed window to the front aspect offering natural light and the benefit of fitted wardrobes.

W.C.

A low flush WC, pedestal sink, and a Velux window, catering to the top floor accommodation.

Outside

The front of the property provides a driveway with parking comfortably for at least 3/4 cars and a spacious tandem garage with power and lighting. Meticulously kept front gardens, with shaped lawn and established borders, gated access leads to the rear garden.

The rear garden is a private sanctuary, featuring lush greenery, a central patio area ideal for entertaining, and a summer house and hot tub (both negotiable subject to offer). Perfect for children to play in the sprawling lawn, dugout borders, and secret corners, while gated access ensures their safety. Whether hosting gatherings or enjoying quiet moments, this garden offers endless opportunities for relaxation and cherished memories.

Additional Information

Tenure: Freehold

Council Tax Band: E

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

The property benefits from solar panels which are owned, furthermore potential buyers are to be aware the property also benefits from gas warm air central heating.

