



England & Wales	
EU Directive 2002/91/EC	
Min energy demand - lower CO2 emissions	
100-120	G
91-100	F
81-90	E
71-80	D
61-70	C
51-60	B
41-50	A
31-40	A
21-30	A
11-20	A

England & Wales	
EU Directive 2002/91/EC	
Min energy demand - lower running costs	
100-120	G
91-100	F
81-90	E
71-80	D
61-70	C
51-60	B
41-50	A
31-40	A
21-30	A
11-20	A



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**John Sankey**  
 Estate Agents

Total area: approx. 189 sq. metres (2043 sq. feet)  
 This survey attempt has been made to ensure the accuracy of the floorplan, all measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan and its measurements are for illustrative purposes only. Plans produced using PlanIt3D.



11 Stanley Road, Forest Town, Notts, NG19 0BZ  
 Guide Price £450,000 to £470,000





# Stanley Road

## Forest Town

**\*GUIDE PRICE £450,000-£470,000\*** Nestled in the sought-after location of Stanley Road, Forest Town, Mansfield, this stunning detached bungalow offers a perfect retreat for a family. Boasting immaculate presentation throughout, three reception rooms and four spacious bedrooms, this deceptively large extended home provides ample space for comfortable living.

The property features two bathrooms, including an en-suite for added convenience. Parking will never be an issue with space for up to five vehicles, making hosting guests a breeze. The beautiful corner plot showcases meticulously maintained gardens, providing a serene outdoor space to relax and unwind.

Situated close to Vicars Water Country Park, nature lovers will appreciate the proximity to scenic walking trails and outdoor activities. Whether you're looking to enjoy family gatherings in the spacious interior or unwind in the picturesque garden, this property offers a blend of comfort and charm in a desirable location.

### How to find the property

Take the Southwell Road West out of Mansfield to the traffic lights at the brow of the hill by Fittapart, turn left into Carter Lane B6030 and continuing through the next set of lights past Forest Town high street before taking the eventual right turn onto Stanley Road, the property is then located on the left hand side occupying a lovely corner position and is clearly marked by one of our signboards.

### Ground Floor

#### Entrance Hall

20'2" x 3'4"

Accessed via a composite double glazed door, there is solid wood flooring, central heating radiator, decorative cornice to the ceiling, doors lead to the first two of the four bedrooms and there is also an archway into the inner hallway.

#### Inner Hallway

10'9" x 9'10"

A spacious area with stairs rising to the first floor with a cupboard beneath providing storage space, double doors open into the dining room, additionally further doors lead to the kitchen and lounge, central heating radiator and power points.

#### Living Room

23'7" excluding bay x 10'9"

An extension to the initial dwelling and runs from front to back providing a large room ideal for entertaining or relaxing, there is a decorative Victorian fire centrepiece which sits as the central feature, a uPVC double glazed bay window to the front aspect offers natural light to the room along with uPVC double glazed french doors to the rear providing access out to the garden, there is neutral and modern decoration, two central heating radiators, television and power points.

#### Dining Room

13'8" x 12' maximum into bay

This fantastic size reception room is currently set up as a dining room which would comfortably seat at least six to eight people, there is a uPVC double glazed bay window to the front aspect, deep skirting boards which are a particular feature, telephone and power points. Depending on a buyer's requirements this room does offer versatility to be utilised as a second sitting room or home office should you require.

#### Open Plan Dining Kitchen

14'10" x 7'7"

Equipped with high quality wall and base units with integral appliances including a fridge freezer and dishwasher, a square edge work surface houses a four ring gas hob and one and a half bowl sink and drainer unit with a mixer tap, there is an eye level double oven with complimentary tiled splashbacks and tiled flooring, there are spotlights to the ceiling and two uPVC double glazed windows to the side aspect offering natural light. The gas central heating boiler is also located here and there is access into the utility. The kitchen then opens to the orangery area.

#### Breakfast Room

12'10" x 8'4"

There is a vaulted skylight ceiling which again floods the room with plenty of natural light along with spotlights surrounding, uPVC double glazed windows and doors provide views and access out to the garden and an internal door leads to the downstairs w.c.

#### Downstairs W.C.

5' x 2'9"

Benefits from a low flush w.c. and sink unit with mixer tap with tiled splashbacks.

#### Utility

9'6" x 5'2"

Benefits from further wall and base units giving the homeowner plenty of further storage space along with a work surface, there is space and plumbing for a washing machine and space for a condensing tumble dryer, there is tiled flooring, central heating radiator and an internal door leads to the bathroom.

#### Bathroom

13'1" maximum x 10'7"

A gorgeous space again being an extension from the original dwelling having a high vaulted ceiling with skylight windows and dual aspect uPVC double glazed windows, there is feature lighting to the ceiling and the generous space offers a four piece suite comprising briefly of a low flush w.c., a pedestal sink with mixer tap, an inset bath and a separate mains fed shower cubicle. There are partly tiled walls, a retro central heating radiator and heated towel rail combined and a storage cupboard which is utilised as an airing space perfect for drying towels.

#### Bedroom No. 3

13' x 11'11" maximum into bay

Located on the ground floor and benefits from fitted wardrobes to one wall offering a buyer plenty of storage space, a uPVC double glazed bay window to the front aspect offers plenty of natural light and private views to the front, there is modern decoration, central heating radiator, coving to the ceiling and power points.

#### First Floor

#### Landing Space

9'3" x 6'7"

Having a skylight window, cleverly designed storage areas and a dual level leading to both of the bedrooms.

#### Bedroom No. 2 and Dressing Area

23'9" max x 9'3" maximum into eaves

A superb size double bedroom with a uPVC double glazed dormer window to the front aspect and a skylight window to the rear, two central heating radiators, power points, fitted storage and access to the walk in dressing area adding a touch of luxury to this bedroom and is certainly an impressive feature.

#### Bedroom No. 1

16'1" x 15'10" maximum into eaves

A large double bedroom with stylish quality fitted wardrobes to one wall taking care of your storage needs, a uPVC double glazed window to the front aspect along with two skylight windows with fitted blackout blinds flood the room with plenty of natural light, there is a central heating radiator, power points and door to the en suite bathroom.

#### Bedroom No. 4

13' x 9'10"

A beautifully presented room with feature half panelled wall to one wall, central heating radiator, power points, coving to the ceiling and a uPVC double glazed window to the rear aspect.

