

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
1-10	A

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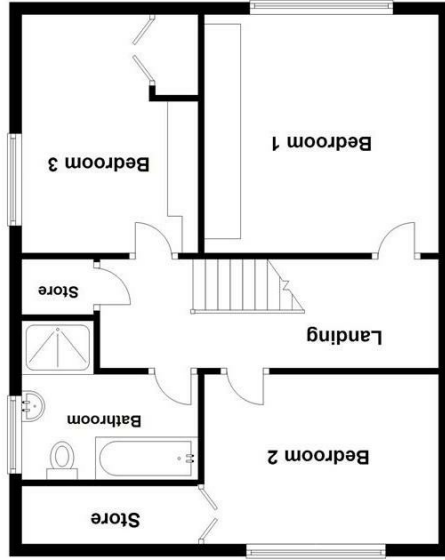
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John Sankey
 Estate Agents

What 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 Planity.

Total area: approx. 143.7 sq. metres (1548.9 sq. feet)



First Floor
 Approx. 59.5 sq. metres (640.9 sq. feet)



Ground Floor
 Approx. 84.2 sq. metres (906.0 sq. feet)



2 Greenwood Close, Farnsfield, Notts, NG22 8DJ
 £380,000



Greenwood Close

Farnsfield

Nestled in the charming village of Farnsfield, this delightful, deceptively spacious house on Greenwood Close is a true gem waiting to be discovered. Built in the 1970's this property exudes character and warmth, offering a perfect blend of comfort and style.

Boasting four bedrooms and two inviting reception rooms, this house provides ample space for relaxation and entertainment. The addition of a dining kitchen ensures that mealtimes are a joyous affair, perfect for creating lasting memories with loved ones.

One of the standout features of this property is the summer house and hot tub, offering a touch of luxury and a perfect retreat for unwinding after a long day. Imagine relaxing in the hot tub, surrounded by the tranquillity of the landscaped low maintenance rear garden - pure bliss. Parking is a breeze with space for two vehicles, and the double garage with an electric door provides convenience and security for your vehicles. The highly sought-after cul-de-sac location adds an extra layer of peace and privacy to this already idyllic setting.

With four bedrooms and a four-piece bathroom, this house is ideal for families looking for a comfortable and spacious home. Whether you're looking to host gatherings in the reception rooms or enjoy quiet evenings in the summer house, this property offers a lifestyle of both relaxation and entertainment.

Don't miss the opportunity to make this house your home and experience the best of village living in Farnsfield, which offers, restaurants, established businesses and public houses. There is a bus route into Nottingham city and the abundance of amenities that provides. The impressive Southwell Minster, Minster school and the very desirable area of Southwell, with its quaint coffee shops, public houses, restaurants and boutique shops are a short car journey or bus ride away..



How to find the property

Leave Mansfield via the Rainworth bypass A617 continuing straight ahead over the first roundabout, on approaching the second roundabout again continue straight ahead onto Kirklington Road A617, after approximately 200 yards turn right onto Cockett Lane then take the first left onto Station Lane, continue over the junction onto Far Back lane, then at the next junction left onto The Ridgeway, right onto Milldale Road, then second right onto Greenwood Close and the property can be identified by our For Sale board.

Entrance Hall

13'4" x 5'10"

With a uPVC double glazed door, understairs storage cupboard, wooden floor and radiator. Doors to bedroom four/office, downstairs w.c., lounge and kitchen.

Living Room

22'5" x 12'10"

Having two uPVC double glazed windows, adam style fire surround housing a coal effect gas fire, coving to the ceiling, double doors through to the dining room, doors to the kitchen and entrance hall and two central heating radiators.

Dining Room

15' x 13'5"

Having a uPVC double glazed window to the front, radiator, double doors to the living room and storage cupboard into the wall.

Kitchen

15'4" x 8'9"

Fitted with a range of wall and base units, cupboards and drawers, wall mounted central heating boiler, bowl and a half sink and drainer, space for a cooker, plumbing for a dishwasher and plumbing for a washing machine, tiled floor, radiator, door to entrance hall, rear porch and lounge.

Downstairs W.C.

6'10" x 4'

With a uPVC double glazed window to the side, wash hand basin in a vanity unit, part tiled walls, tiled floor and central heating radiator.

Bedroom No. 4/Study

9'2" x 9'

Having a uPVC double glazed window to the rear and radiator.

Rear Porch

9'1" x 3'2"

Having a uPVC door, storage cupboard and pedestrian door through to the garage.

First Floor

Stairs and Landing

18'3" x 5'10"

With airing cupboard, alarm panel, doors to three bedrooms and family bathroom.

Master Bedroom

12'11" x 12'6"

With fitted wardrobes, radiator and uPVC double glazed window to the front.

Bedroom No. 2

12'7" x 9'4"

Having a uPVC double glazed window to the rear, central heating radiator, walk in storage and loft hatch.

Bedroom No. 3

12'10" x 9'6" maximum

With an abundance of fitted wardrobes for optimum storage in addition to a large built in storage cupboard, radiator and uPVC double glazed window to the side.

Family Bathroom

9'6" x 8'7" maximum

With a four piece suite comprising of bath with shower taps over, double shower cubicle housing an electric shower, low flush w.c., tiled floor, uPVC double glazed window and part tiled walls.

Outside

To the front of the property is laid to lawn with mature borders and a pathway that leads to Brickyard Lane, The Ridgeway and Main Street. There is gated access to the rear garden via the side.

The side garden is enclosed which is slabbed and there is a barbecue entertaining area.

The rear garden is landscaped with a patio area, low maintenance borders with mature plants, flowers and bushes. Summerhouse housing the hot tub. Block paved driveway with double gates to the rear cul-de-sac leading to the double garage.

Double Garage

Which is tandem with electric garage door, lighting, electricity, loft hatch and a pedestrian door through to the property.

Additional Information

Tenure: Freehold

Council Tax Band: D

Mobile & Broadband checker: please visit: www.ofcom.org.uk then click mobile & broadband checker.

