



England & Wales	
EU Directive 2002/91/EC	
Min energy rating - higher rating is better	
A	1-20%
B	21-30%
C	31-40%
D	41-50%
E	51-60%
F	61-70%
G	71-100%

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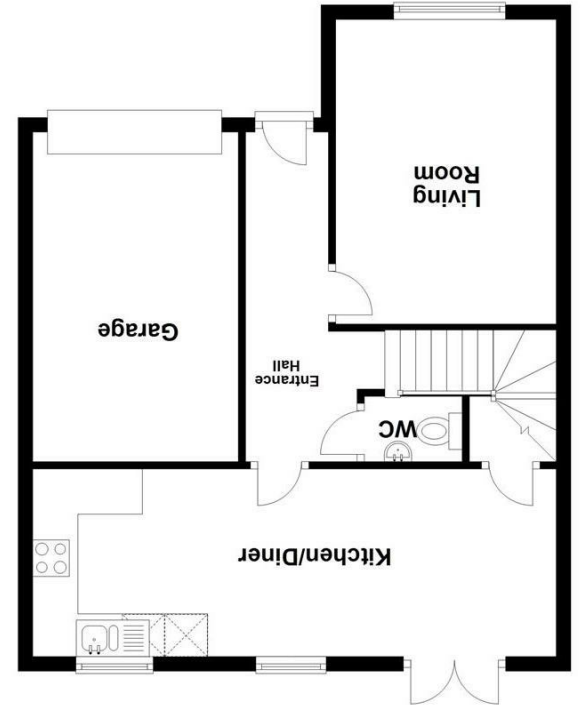
John Sankey
 Estate Agents

Whilst 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 PlanUp.

Total area: approx. 98.6 sq. metres (1061.4 sq. feet)



First Floor
 Approx. 55.9 sq. metres (601.6 sq. feet)



Ground Floor
 Approx. 42.7 sq. metres (459.8 sq. feet)



John Sankey

1 Tintagel Way, Mansfield, Notts, NG19 6FS
 Guide Price £280,000 to £290,000

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Tintagel Way

Mansfield

GUIDE PRICE £280,000-£290,000 Welcome to Tintagel Way, Mansfield - a stunning detached house built in 2020 that offers a perfect blend of modern living and comfort. This property boasts a lovely lounge reception room, FOUR WELL PROPORTIONED BEDROOMS and 2 bathrooms, providing ample space for a growing family or those who love to entertain.

As you step inside, you'll be greeted by a neutral decor that creates a warm and inviting atmosphere throughout the house. The downstairs WC adds convenience, while bedroom one comes complete with fitted wardrobes and an en-suite, offering a touch of luxury to your everyday life.

One of the highlights of this property is the lovely plot it sits on, featuring an enclosed garden that is perfect for children to play in or for you to unwind and relax after a long day. Imagine enjoying a cup of tea in the garden on a sunny afternoon - pure bliss!

A driveway gives parking space for 2 vehicles, plus a garage, making it convenient for you and your guests. The spacious open plan kitchen diner is ideal for hosting gatherings and dinner parties, allowing you to socialise with your loved ones while preparing delicious meals.

Overall, this property on Tintagel Way is a true gem that offers both comfort and style. Whether you're looking for a family home or a place to entertain friends, this house has it all. Don't miss out on the opportunity to make this house your home sweet home.

How To Find The Property

Take the Chesterfield Road South out of Mansfield to the traffic lights by the Rufford Arms public house, turn left into Abbott Road and after approximately 500 yards turn right into Water Lane, take the first left onto Avalon Road and then immediately left again into Knights Road, take the first right onto Morgana Road, then turn left onto Tintagel Way, the property is then located on the left hand side, clearly marked by one of our sign boards.

How to find the property

Ground Floor

Entrance Hall

14'10" x 6'2" maximum

Accessed via a door to the front of the property. The welcoming entrance hall has stairs rising to the first floor, internal doors provide convenient access to the downstairs w.c., lounge and open plan dining kitchen.

Downstairs W.C.

4'5" x 2'11"

Comprises of a low flush w.c., a pedestal sink with mixer tap and central heating radiator. A very useful space especially if you are entertaining or have young children.

Living Room

13'8" x 9'11"

Located to the front of the property and has a uPVC double glazed providing plenty of natural light to the room, there is neutral and modern decoration which continues throughout this home, additionally there are television and power points and a central heating radiator.

Dining Kitchen

23'6" x 8'5"

A fantastic size space stretching the length of the property to the rear, this open plan space is the perfect area to host family gatherings. The kitchen itself benefits from modern wall and base units with a work surface over housing a four ring gas hob with oven beneath and extractor above, there is a one and a half bowl sink and drainer unit with a mixer tap with two uPVC double glazed windows overlooking the rear garden. The dining area would comfortably provide space and seating for at least eight to ten people comfortably which makes it the perfect space for entertaining guests. UPVC double glazed french doors provide a seamless transition to the rear garden. Furthermore there is a central heating radiator and a convenient under stair storage cupboard.

First Floor

Landing

15'10" maximum x 8'6" maximum

Bedroom No. 1

13'3" x 10'8"

A good sized double bedroom benefitting from fitted mirrored wardrobes to one wall providing convenient storage solutions, two uPVC double glazed windows to the front aspect provide the room with plenty of natural light, there are also power points, a central heating radiator and an internal door to the en suite.

En Suite

7'5" x 3'6"

Benefits from a low flush w.c., pedestal sink with mixer tap and mains fed shower cubicle, there is part tiling to the walls, a uPVC double glazed window to the side aspect provides light and additionally there is also a central heating radiator.

Bedroom No. 2

13'8" x 9'1" 1"

Located to the front aspect with a uPVC double glazed window providing natural light. This generous size double bedroom also benefits from a central heating radiator and power points.

Bedroom No. 3

8'6" x 8'5"

Located to the rear aspect and benefits from a uPVC double glazed window overlooking the garden, central heating radiator and power points.

Bedroom No. 4

8'9" x 7'2"

A uPVC double glazed window to the rear overlooks the garden, central heating radiator and power points.

Family Bathroom

6'10" x 5'10"

Comprises of a three piece suite offering a low flush w.c., a pedestal sink with mixer tap and bath with mixer shower attachment. Additionally there is a central heating radiator, a uPVC double glazed window to the rear aspect and tiled flooring.

Outside

The front of the property has a tarmac drive providing parking comfortably for two cars with a lawned garden, gated access to one side leads round to the rear and there is also a garage with up and over door, power and lighting where the gas central heating boiler and consumer unit are also located.

The rear garden is landscaped to include a paved patio area for seating, a lawn ideal for children to play with fenced borders providing a degree of security and privacy, there is an outside tap and gated access to one side leads to the driveway.

Additional Information

Tenure: Freehold

Council Tax Band: D

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

There is also a management company in place for the development called Gateway (Avalon Management Company LTD), who are responsible for maintaining the local communal area. A yearly maintenance fee is applicable currently £220 for last year. (This is subject to change)

