



England & Wales	
EU Directive 2002/91/EC	
Min energy demand - lower CO2 emissions	
(1-20)	G
(21-30)	F
(31-40)	E
(41-50)	D
(51-60)	C
(61-70)	B
(71-80)	A
(81-90)	A
(91-100)	A

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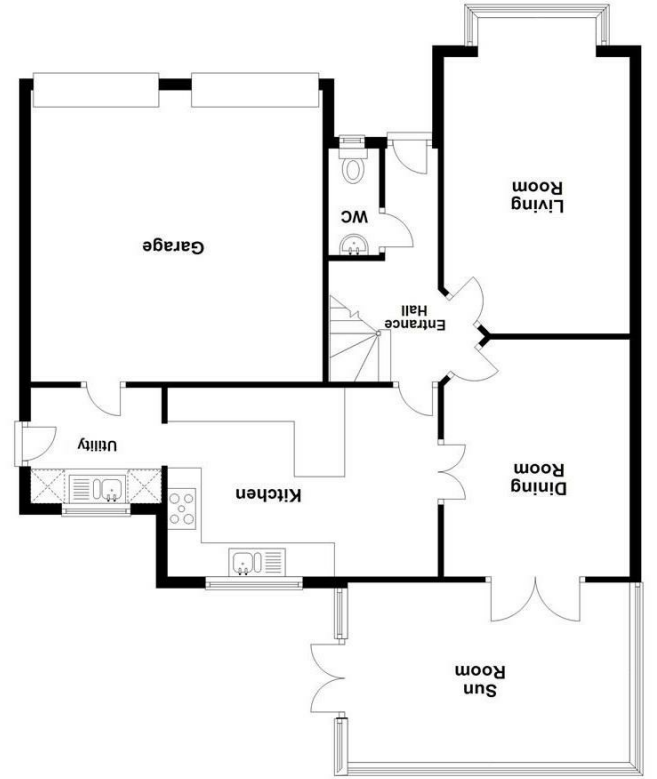
John Sankey
 Estate Agents

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 PlanIt.

Total area: approx. 172.8 sq. metres (1859.8 sq. feet)



First Floor
 Approx. 65.9 sq. metres (708.9 sq. feet)



Ground Floor
 Approx. 106.9 sq. metres (1150.9 sq. feet)



John Sankey

4 Rycroft, Forest Town, Notts, NG19 0GE
 Offers In The Region Of £399,950

John Sankey
 Estate Agents



Ryecroft

Forest Town

Welcome to this modern and spacious four double bedroom family home, perfectly positioned in a private cul-de-sac. This beautifully presented property offers a blend of contemporary design and practical living spaces, making it ideal for a growing family.

As you step inside, you are greeted by a welcoming entrance hall featuring a stunning glass staircase balustrade, setting the tone for the immaculate interior. The ground floor boasts three spacious reception rooms, including a conservatory that has been recently upgraded with a solid roof, ensuring it can be enjoyed all year round. The living spaces are perfect for entertaining, relaxing, or accommodating a busy family lifestyle.

The heart of the home is the lovely kitchen, complete with integral appliances, offering both functionality and style. Adjacent to the kitchen is a convenient utility area, providing additional storage and workspace. The integral double garage offers further potential, with the opportunity to convert it into additional living space, subject to relevant permissions.

Upstairs, all four bedrooms are generously proportioned doubles, each equipped with fitted wardrobes for ample storage. The master bedroom benefits from a modern en-suite bathroom. A well-appointed family bathroom serves the remaining bedrooms.

Externally, the property features a driveway providing off-road parking, while the rear garden is a true highlight, designed with ease of maintenance in mind. It features an artificial lawn and patio areas, creating a gorgeous outdoor space ideal for relaxation and entertaining.

Located in a popular area, this property combines modern living with practical design, making it a perfect family home ready for you to move into and enjoy.

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 left turn onto Ryecroft where the property is located in a small private cul-de-sac, clearly marked by one of our sign boards.



Entrance Hall

The entrance hall is accessed via a composite door at the front of the property. This welcoming space sets the tone for the immaculate modern presentation of the home, featuring a laminate floor covering. Internal doors provide seamless access to the downstairs WC, lounge, and kitchen. A central heating radiator ensures warmth, and the stairs rise to the first floor with a feature glass balustrade.

Downstairs WC

The downstairs WC offers a low flush WC with a wall-mounted sink unit featuring a mixer tap. It includes a central heating radiator, laminate flooring, and a UPVC double glazed window to the front aspect.

Lounge

18'5" max x 10'10"

The lounge is a spacious and lovely reception room with an electric fire centrepiece serving as a central feature. A UPVC double glazed bay window to the front aspect provides plenty of natural light. The room boasts laminate flooring, modern decoration, a central heating radiator, TV and power points.

Dining Room

13'10" x 10'10"

This generous-sized reception room is ideal for entertaining. It has laminate flooring and doors that seamlessly lead to the kitchen and conservatory, providing an open-plan flow and feel. The room also includes a central heating radiator and power points.

Kitchen

15'9" x 11'0"

The spacious kitchen comprises a comprehensive range of wall and base units with integral appliances, including a washer, fridge, and freezer. The work surface and breakfast bar area enhance functionality. There is a four-ring gas hob with an extractor above, an oven beneath, and a one-and-a-half bowl sink and drainer unit. Spotlights illuminate the space from the ceiling, and a UPVC double glazed window to the rear aspect overlooks the garden. The kitchen features laminate flooring, TV and power points, and open access to the utility room.

Utility

7'8" x 6'9"

The utility room benefits from matching base units and a work surface similar to the kitchen. It has space and plumbing for a washing machine and tumble dryer. The UPVC double glazed door and window provide natural light, with the door leading to the side & rear garden, laminate flooring, central heating radiator, and internal access to the integral garage.

Conservatory/Sunroom

16'5" x 10'6"

The conservatory is a superb-sized room with a recently installed solid roof and spotlights, making it usable all year round. It features two radiators, tiled flooring, TV and power points. The conservatory has UPVC double glazed windows and doors providing views and access to the garden, with two further sets of UPVC doors leading to the kitchen and dining room.

First Floor

Bedroom No 1

15'4" x 10'10"

Bedroom one is a large room with two fitted wardrobes. It is a light and bright space with a UPVC double glazed window to the rear aspect, enjoying views over the local area. The room has laminate flooring, a central heating radiator, TV and power points, and a door to the ensuite.

En-Suite

The modern ensuite comprises a WC, a sink unit with a mixer tap and storage cupboard beneath, a rainfall shower with feature wet wall boarding, and a bifold glazed door. Additional features include a chrome heated towel rail and a UPVC double glazed window to the side aspect.

Bedroom No 2

11'0" x 10'10"

This double bedroom features a UPVC double glazed window located at the front aspect. It has a central heating radiator, laminate flooring, fitted wardrobe, and power points.

Bedroom No 3

11'0" x 9'0"

The third bedroom is another double room with a UPVC double glazed window to the rear with views of the local area. It includes a central heating radiator, fitted wardrobes, laminate flooring, and power points.

Bedroom No 4

9'10" x 9'0"

This very generous-sized single room can accommodate a double bed. It benefits from fitted wardrobes, a UPVC double glazed window to the front aspect, a central heating radiator, and power points.

Bathroom

The bathroom is an immaculate three-piece suite featuring a low flush WC, a pedestal sink, and a panel bath with a mixer shower attachment. It includes part tiling to the walls and a UPVC double glazed window to the rear aspect.

Outside

The front of the property has a driveway providing parking for 2 to 3 vehicles comfortably, with a low maintenance frontage and access to the main entrance door.

The rear garden is a beautifully maintained oasis, designed for ease of maintenance, featuring a spacious patio ideal for entertaining, an artificial lawn, slate and stone borders, an outside power source, and an outside tap. Gated access on both sides of the property leads round to the front.

Garage

17'5" x 17'0"

The spacious double garage has two doors to the front aspect, lighting, power, and houses the gas central heating boiler, which is approximately one year old we are told by our clients. Being integral, the garage offers versatility and the potential to convert to additional living space, subject to relevant permissions and depending on individual buyer needs.

Additional Information

Tenure: Freehold

Council Tax Band: D

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

