

England & Wales	
EU Directive 2002/91/EC	
Min energy rating - lower CO2 emissions	
A	1-10
B	11-15
C	16-20
D	21-25
E	26-30
F	31-35
G	36-50

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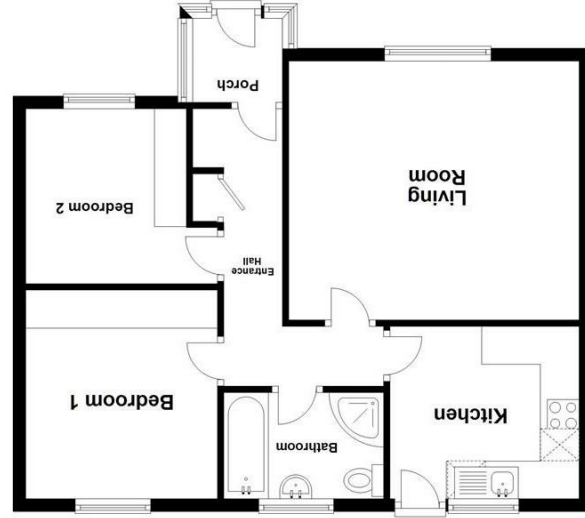
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John Sankey
 Estate Agents

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 Planlup.

Total area: approx. 58.8 sq. metres (632.5 sq. feet)



Ground Floor
 Approx. 58.8 sq. metres (632.5 sq. feet)



17 Fackley Way, Stanton Hill, Notts, NG17 3HT
 Guide Price £240,000 to £250,000

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Fackley Way

Stanton Hill

GUIDE PRICE £240,000-£250,000 This modern and stylish detached bungalow offers a blend of contemporary living and practical design. Boasting two well-proportioned bedrooms, both featuring fitted wardrobes, the property provides ample storage and comfort. The spacious lounge/dining room serves as a welcoming area for entertaining, while the kitchen, with its modern fittings, opens directly to the beautifully landscaped rear garden.

The garden, thoughtfully designed for ease of maintenance, is set over three levels with inviting patio areas perfect for relaxation. Slate and pebbled borders add a touch of elegance, and the gated driveway at the rear provides secure parking alongside the garage. Additional outdoor features include a summer house and a shed, both equipped with power, offering versatile space for hobbies or storage.

At the front, the property boasts a well-maintained driveway, a shaped lawn, and seamless gated access to the rear garden, enhancing both convenience and curb appeal. Located in a convenient spot, this bungalow is ideal for those seeking a blend of modern amenities and easy access to local services.

How to find the property

Take the Sutton Road A38 out of Mansfield for approximately one mile to the traffic lights by the Sir John Cockle public house. Turn right into Skegby Lane and continue to the next set of traffic lights by the Fox and Crown public house. Continue straight ahead for approximately one mile and after passing the health centre on your right hand side, bear to the left at the Y junction into Brand Lane. Go straight ahead at the next set of traffic lights and then take the first right turn into Fackley Way. The property is on the left hand side occupying a corner position.



Porch

This welcoming entrance porch offers a practical space for removing shoes and storing coats. Accessed via a UPVC double glazed door at the front of the property, the porch leads to the main entrance hall through an additional UPVC door.

Entrance Hall

The light and airy entrance hall is illuminated by ceiling spotlights, creating a bright and inviting atmosphere. The space is modern and neutrally decorated, setting the tone for the rest of the bungalow. Features include laminate flooring, a central heating radiator, power points, and loft access. Internal doors lead to all the bungalow's accommodation, while a convenient storage cupboard provides ample storage solutions.

Living Room/Dining Room

15' x 13'4"

This spacious room is perfect for relaxation and dining, featuring a UPVC double glazed window to the front aspect that fills the room with natural light. Spotlights to the ceiling, laminate flooring, a central heating radiator, TV, and power points enhance the room's appeal. The dining area comfortably accommodates a table for at least four people, making it ideal for family meals or entertaining.

Kitchen

9'9" x 8'11"

The stylish kitchen is equipped with modern wall and base units, complete with feature under-lighting. A square-edged work surface houses a sink and drainer unit with a mixer tap, alongside a four-ring electric induction hob with an extractor and oven beneath. A feature glass splash back adds a touch of elegance. There are provisions for a slimline dishwasher, washing machine, and tumble dryer, as well as a built-in microwave. A heated towel rail adds warmth, while a UPVC double glazed window and door provide views and access to the rear garden. The gas central heating boiler is also located in this space.

Bedroom No. 1

10'9" x 9'11"

This double bedroom enjoys views of the landscaped rear garden through a UPVC double glazed window. Fitted wardrobes along one wall offer plenty of storage, and the room is further enhanced by spotlights, laminate flooring, a central heating radiator, TV, and power points.

Bedroom No. 2

9'11" x 9'

Currently set up as a home office, this versatile space also benefits from fitted wardrobes with sliding mirror doors. A UPVC double glazed window to the front aspect allows natural light, and the room is equipped with a central heating radiator and power points.

Bathroom

The modern bathroom features a four-piece suite, including a low-flush WC, pedestal sink unit, panelled bath, and a separate mains-fed shower cubicle with sliding glazed doors. The room has half-tiled walls with fully tiled flooring, and additional features include a UPVC double glazed window to the rear aspect, ceiling spotlights, and a shaver point.

Outside

Externally, the property has undergone extensive and costly improvements over the years, creating a fantastic space both front and back. The front of the property boasts a pebbled driveway providing off-road parking. A central path leads to the main entrance door and around to a gate that offers seamless access to the rear garden. The front garden features a shaped lawn with surrounding borders.

The rear garden is a superbly landscaped private oasis, designed with low maintenance in mind. It is ideal for relaxation or entertaining, with paved patio areas providing ample seating across three levels. Slate and pebbled borders, retaining walls, and steps lead to a gate that accesses a second driveway at the back of the home, which offers additional parking and access to a garage with power and lighting. The garden also includes a summer house and shed, both with power, with the summer house currently serving as a garden room or potential home office. Additional features include an outside tap, a side area for bin storage, and a gate leading to the front of the property.

Additional Information

Tenure: Freehold

Council Tax Band: B

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

