



## 22 Waverley Road, Mansfield

Guide Price £335,000 – £345,000 Freehold

CHARACTER PROPERTY WITH REAR EXTENSION • OPEN PLAN KITCHEN/DINING/LIVING AREA WITH VELUX WINDOWS •  
SEPERATE LOUNGE AND DINING ROOM WITH FEATURE FIRES • FOUR BEDROOMS, TWO BATHROOMS AND CLOAKS/W.C •  
STYLISH INTERIOR AND EASILY MAINTAINED REAR GARDEN



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**John Sankey**











### Bathroom

The family bathroom features a vanity unit with wall and base-mounted storage, a low-level WC, and a wash hand basin with mixer tap. The panelled bath, with mixer tap and shower attachment, provides a relaxing space for unwinding. A chrome towel rail, UPVC double-glazed window, and Karndean flooring add the finishing touches.

### Outside

The rear garden is designed for low-maintenance outdoor living, featuring a dual-height flagged patio area with inset lighting. The garden offers plenty of seating areas, planted pots, and raised flower beds, as well as a garden shed for additional storage. There is also side access to the property via two gates.

### Additional Information

Tenure: Freehold

Council Tax Band: C





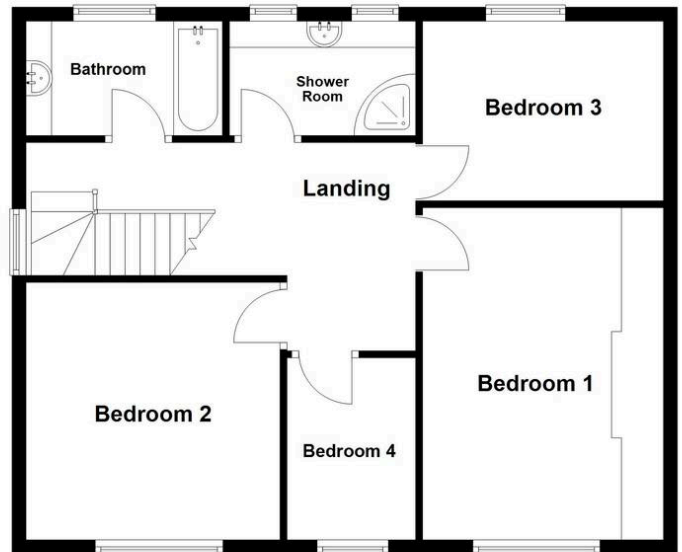
### Ground Floor

Approx. 92.9 sq. metres (999.5 sq. feet)



### First Floor

Approx. 67.9 sq. metres (731.2 sq. feet)



Total area: approx. 160.8 sq. metres (1730.7 sq. feet)

These brochures are produced as a guide only. The floorplan and measurements are not to be used for furnishing or any other purposes and are approximate.



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