



1 High Oakham Road, Mansfield

Offers over £575,000 Freehold

Spacious Characterful yet modern, Grand Edwardian House • Four DOUBLE bedrooms • Two Ensuites in addition to the Large Family Bathroom • Spacious Open Plan Kitchen/Diner/Family room with Bi Fold Doors • Two Additional Reception Rooms, One with Log Burner • DOUBLE GARAGE AND DRIVEWAY • Exceptional, Extended and viewing Essential, Epc Rating D • In a sought after prestigious location in a leafy suburb on the South side of Mansfield



41 Albert Street, Mansfield, NG18 6AN
Sales: 01623 627 247
email: enquiries@johnsankey.com

John Sankey





Porch

With bespoke double doors leading into the porch area, doors into the hallway.

Grand Entrance Hall

A warm and inviting beautifully decorated entrance hall, stylish flooring that continues throughout the whole of the downstairs, radiator, stairs rising to the first floor and doors through to the lounge, kitchen/dining entertaining room, wc, utility and reception room two.

Lounge

Spacious living space, with an abundance of natural light provided by the double glazed large mullion bay window, adorned by stylish shutters for added privacy, the log burner adds cosiness to the room, either side of the fire place are bespoke shelves and cupboards. The double doors opening through to the third reception room makes this a fabulous entertaining space. central heating radiator.

Reception Room Two

This versatile reception room that leads from the hallway and has double doors through to the lounge has many uses. The double glazed French doors to the private rear garden also gives this an abundance of natural light, radiator and stylish floor that matches the entire downstairs.

Kitchen/diner/entertaining family room

This beautifully appointed, extended kitchen/diner/family room is the hub of the house and truly has the WOW factor. Designed with thought the kitchen area is fitted with a range of wall and base units, cupboards and draws, a large centrepiece island and stylish shelving for optimum storage. Appliances are in abundance which comprises of: induction hob with extractor fan over, space for American style fridge/freezer, eye level double oven and grill, boiling hot water tap, sink and drainer with mixer tap and integrated dish washer. The bar area with solid wood work surface with mirrored splash back, is a fabulous entertaining addition to this large living space. The dual aspect windows comprising of large bay to the front with shutters, two windows to the side in the dining area, in addition to the bi fold doors situated in the relaxing lounge area making this a light and airy living space. Radiators and stylish floor that runs through the majority of the downstairs rooms.

Utility room

With upvc double glazed window to the rear, base unit, inset sink and drainer with mixer tap, plumbing for washing machine, space for dryer and wall mounted central heating boiler.

Downstairs wc

With low flush wc and wash hand basin.

Master Bedroom

A beautifully appointed room situated to the front of the property, three upvc double glazed mullion windows with shutters included, feature fireplace, door to en-suite and radiator.

En-suite

This modern en-suite is practical and stylish comprising of: walk in shower cubicle housing mains shower with shower screen, wash hand basin, low flush wc, stylish part tiled walls, chrome heated towel rail, window and extractor fan.

Bedroom

Bedroom two has three upvc mullion windows to the front with blinds, feature fireplace, radiator and door leading to the en-suite.

En-suite

This modern en-suite is practical and stylish comprising of: walk in shower cubicle housing mains shower with shower screen, wash hand basin, low flush wc, chrome heated towel rail, stylish part tiled walls, window and extractor fan.

Bedroom

Another well appointed double bedroom, light and airy with dual aspect upvc double glazed windows overlooking the side and rear garden, feature fireplace and central heating radiator.

Bedroom

Bedroom four is a delightful double bedroom, upvc window to the rear and radiator.

Family Bathroom

Another beautifully appointed and stylish room comprising of free standing bath, wash hand basin, low flush wc, tiled walls and floor, extractor fan and chrome heated towel rail.

Garage

This detached large double garage is situated to the rear of the property, the double driveway leads from Waverley Road. The garage itself has electric roller door to the front, in addition to upvc double glazed French doors and side windows leading into the rear low maintenance garden, making this ripe for conversion to an home office/annexe with relevant building regs/planning. There is also an electric car charger.

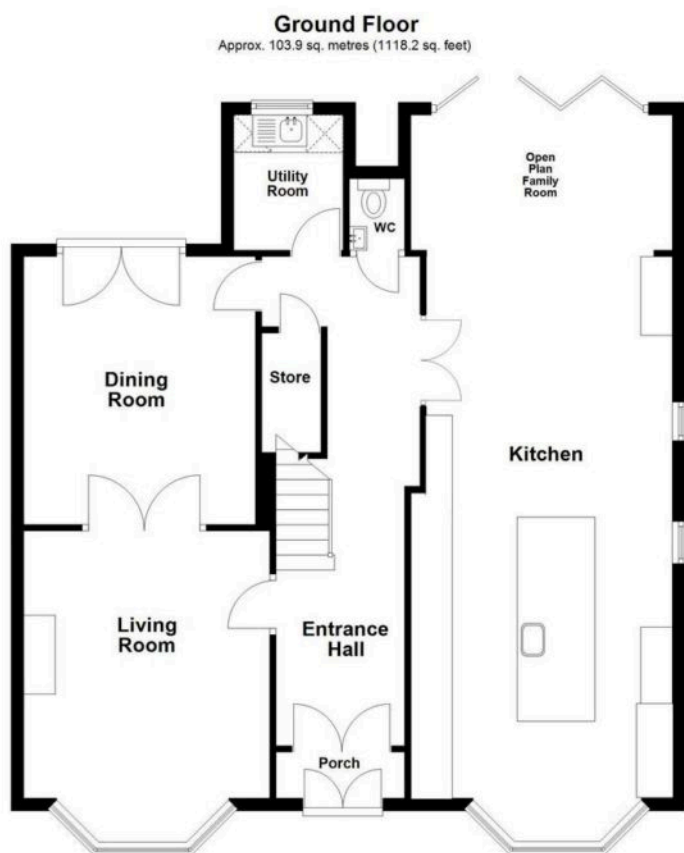
Externally

Exceptionally generous corner plot. The front of the property is walled, laid to lawn and has pathway to the front door. The rear garden is low maintenance with raised slabbed patio area, two further low maintenance seating area's, artificial grass, access to a generous gravelled area to the rear of the gaage. The driveway and garage are accessed via Waverley road, the property can be accessed via gate into the garden or alternatively through the garage. This plot, garden and garage truly has to be viewed to be appreciated.

Additional Information

Freehold EPC rating D Council Tax Band F The property really has to be viewed to be fully appreciated.





Total area: approx. 193.6 sq. metres (2084.1 sq. feet)

You can include any text here. The text can be modified upon generating your brochure.



41 Albert Street, Mansfield, NG18 6AN
Sales: 01623 627 247
email:enquiries@johnsankey.com

John Sankey

