



33 Kingfisher Road, Mansfield

Guide Price £270,000-£280,000 Freehold

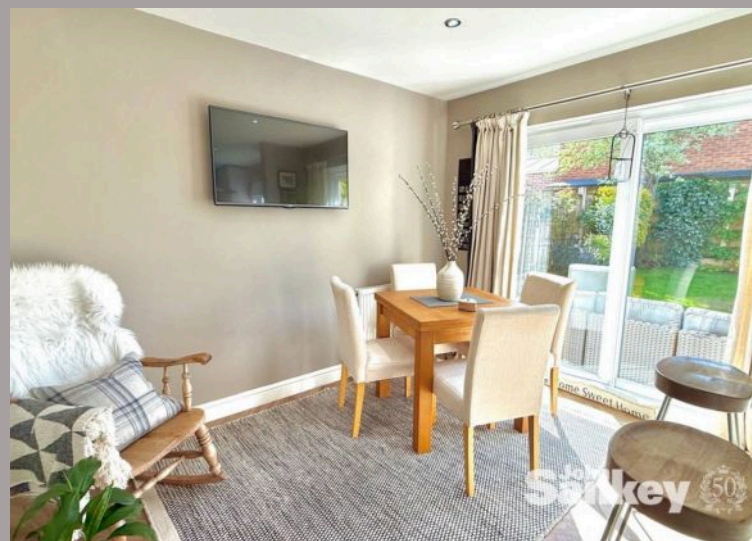
ELEGANT & STYLISH DETACHED HOUSE • THREE WELL PROPORTIONED BEDROOMS, WITH MASTER EN-SUITE • MODERN OPEN PLAN DINING KITCHEN & GORGEOUS LOUNGE • DRIVEWAY, GARAGE AND PRIVATE REAR GARDEN • VIEWING ESSENTIAL



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

John Sankey





Entrance Hall

Accessed via a composite door to the front aspect, the entrance hall sets the tone for the property with stylish feature oak doors giving access to the downstairs WC, dining kitchen, and lounge. Herringbone-style Moduleo vinyl flooring adds a contemporary touch, while a central heating radiator, power point, and staircase rising to the first floor complete the space.

Downstairs WC

Beautifully presented, the downstairs cloakroom comprises a low flush WC and a wall-mounted feature sink with tiled splash back. There is tiled flooring, a UPVC double glazed window to the front, and a central heating radiator.

Living Room

A gorgeous, inviting room centred around a gas fire with an attractive feature wall, creating a cosy atmosphere. A UPVC double glazed window to the front aspect allows natural light to flood the space, complemented by a central heating radiator, coving to the ceiling, TV and power points. A half-glazed oak door leads seamlessly through to the dining kitchen.

Open Plan Dining Kitchen

The heart of the home, this stunning open plan space has been thoughtfully redesigned to create a superb area for entertaining. The modern kitchen is fitted with sleek wall and base units and integral appliances, including a slimline dishwasher, fridge freezer, and washing machine. A work surface houses a one-and-a-half bowl sink with a flexi hose mixer tap, a four-ring gas hob with extractor above, and a double oven beneath. The kitchen flows effortlessly into the dining area, which comfortably accommodates 4–6 people. Spotlights to the ceiling, two central heating radiators, and UPVC double glazed windows and French doors enhance the bright, airy feel. An under stairs cupboard offers useful storage solutions.

First Floor

Bedroom No 1

A spacious double bedroom, beautifully light thanks to two UPVC double glazed windows to the front aspect. Two fitted wardrobes provide ample storage, with a central heating radiator and power points. A door leads into the en-suite.

En-Suite

Finished to an excellent standard, the en-suite comprises a low flush WC, pedestal sink with a waterfall-style mixer tap, and a shower cubicle with mains-fed rainfall shower and tiling. There is a chrome heated towel rail, spotlights to the ceiling, tiled flooring, and a UPVC double glazed window to the side aspect.

Bedroom No 2

A further well-proportioned double bedroom located at the rear of the property, with a fitted wardrobe, central heating radiator, power points, and a UPVC double glazed window enjoying views over the garden.

Bedroom No 3

A generous third bedroom, offering a fitted wardrobe, a UPVC double glazed window to the rear aspect, central heating radiator, and power points.

Bathroom

The main bathroom is another elegant space, offering a three-piece suite with a low flush WC, pedestal sink with a waterfall-style mixer tap, and bath with mixer shower attachment. Finished with half tiled walls, a fully tiled floor, chrome heated towel rail, spotlights to the ceiling, and a UPVC double glazed window to the front.

Outside

The property enjoys real kerb appeal, with a shaped lawn and shrub borders to the front. A paved driveway with private double gates leads to additional parking and a brick-built garage. An electric Pod Point EV charger provides excellent convenience for electric vehicle owners. The rear garden is a beautifully maintained and private retreat, with a paved patio stretching the width of the property which is the perfect space for relaxing after a long day, a shaped lawn with well-stocked borders, and a secluded area behind the garage ideal for bin storage. There is also an outside tap, two external power points, a double to the rear of the garage and a single underneath the kitchen window beside the outside tap. A gate gives access to the side.

Garage

A brick-built garage with an up-and-over door, power, and lighting, plus there is a boarded loft space providing excellent additional storage.

Additional Information

Tenure: Freehold Council Tax Band: C Mobile/Broadband Coverage Checker visit: www.ofcom.org.uk then click mobile & broadband checker.





This floor plan is for illustration purposes only. It is not to scale, please do not rely on this floor plan for room dimensions or any other purpose.
Plan produced using PlanUp

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



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

John Sankey

