



6 Westfield Drive, Mansfield

Offers in the region of £235,000 Freehold

DETACHED HOME • TWO DOUBLE BEDROOMS • OPEN PLAN DINING KITCHEN WITH LOVELY CONSERVATORY FOR RELAXING • TWO DRIVEWAYS & GARAGE PROVIDE PLENTY OF OFF-ROAD PARKING • NO UPWARD CHAIN, EARLY VIEWING HIGHLY RECOMMENDED



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

John Sankey





Entrance hall

Accessed via a UPVC double-glazed door to the side of the property, the entrance hall offers a warm welcome with a laminate floor finish. Stairs rise to the first floor, and internal doors lead to both the lounge and dining area.

Living room

19' 10" x 13' 11" (6.05m x 4.24m)

A generously sized reception room featuring dual-aspect UPVC double-glazed windows that provide excellent natural light. The room includes two central heating radiators, a feature fireplace with an Adam-style surround, decorative ceiling roses, and coving. TV and power points are also present.

Kitchen

(10'5"max x 17'4") This spacious kitchen offers a range of wall and base units, including feature display cabinets. Integrated appliances include a fridge freezer, with space provided for both a washing machine and dishwasher. The work surface incorporates a sink and drainer with mixer tap, a four-ring electric hob with extractor fan above, and an oven beneath. Complementary tiled splash backs complete the look. The kitchen benefits from two UPVC double-glazed windows overlooking the conservatory, laminate flooring, a central heating radiator, and a useful under-stairs storage cupboard. Open-arch access leads directly into the dining area, and a UPVC door provides entry to the conservatory.

Dining room

8' 11" x 7' 10" (2.72m x 2.39m)

Previously the third bedroom, this versatile space offers open-arch access to the kitchen, creating a bright and sociable open-plan layout. It can comfortably seat 4-6 people. The room features a UPVC double-glazed window to the side, laminate flooring, and a central heating radiator. If desired, the room can be easily converted back into a third bedroom.

Conservatory

17' 4" x 7' 10" (5.28m x 2.39m)

A wonderful addition to the property, the conservatory features floor-to-ceiling UPVC double-glazed windows and a sliding patio door that opens to the rear garden. Laminate flooring and a central heating radiator ensure the space can be enjoyed year-round. Power points are also available.

Landing

The landing includes ceiling spotlights and provides access to all first-floor rooms. There is also a built-in storage cupboard for added convenience.

Bedroom No 1

12' 11" x 9' 10" (3.94m x 3.00m)

A double bedroom with a front-facing UPVC double-glazed window offering natural light. The room is fitted with a range of wardrobes and drawer units, providing excellent storage. Additional features include a central heating radiator and power points.

Bedroom No 2

13' 0" x 7' 8" (3.96m x 2.34m)

Located at the rear of the property, this bedroom offers lovely views over the garden and open school fields beyond through a UPVC double-glazed window. The room includes a central heating radiator, power points, and access to eaves storage.

Bathroom

Fitted with a three-piece suite comprising a low flush WC, a vanity-style sink unit with mixer tap and storage beneath, and a P-shaped bath with an electric shower and glazed screen. The walls are partly tiled, and a UPVC double-glazed window to the side brings in natural light. A central heating radiator is also fitted.

Outside

The property sits on a generous plot featuring two driveways, offering ample off-street parking with potential for a caravan or motorhome. A central lawn with shrub planting enhances the front garden, and gated access leads to further parking along the side, continuing through to the garage and rear garden. The rear garden is beautifully maintained, featuring a paved patio area ideal for outdoor seating, a dwarf wall, a shaped lawn, and well-established shrubs. A greenhouse and shed are also included in the sale.

Garage

The garage is equipped with an up-and-over door, as well as power and lighting.

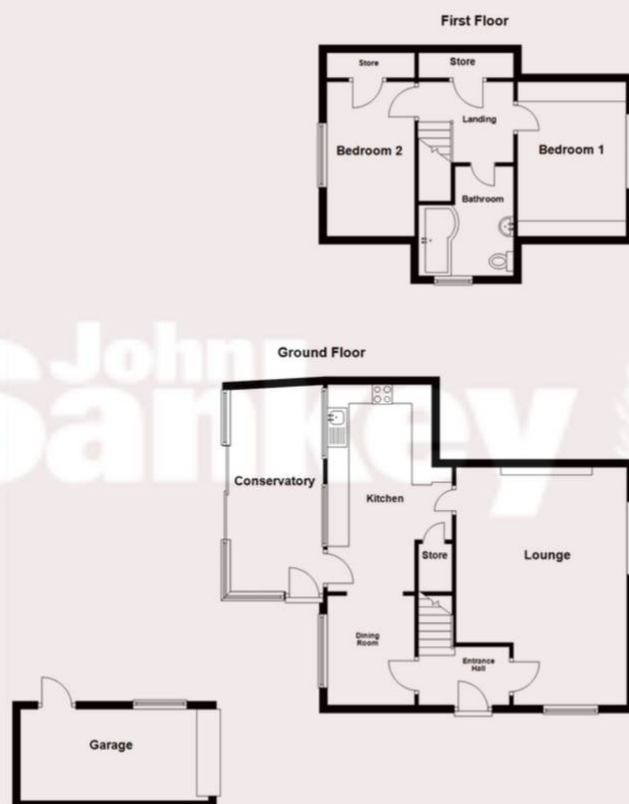
Additional Information

Tenure: Freehold Council Tax Band: C

Mobile/Broadband Coverage Checker visit:

www.ofcom.org.uk then click mobile & broadband checker.





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Plan produced using PlanUp.

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