



4 Church View Gardens, Annesley Woodhouse Guide Price £325,000-£335,000 Freehold

DETACHED FOUR BEDROOM FAMILY HOME • EN-SUITE FEATURED IN THE MAIN BEDROOM • MODERN INTERIOR THROUGHOUT, EARLY VIEWING HIGHLY RECOMMENDED • FITTED WARDROBES/STORAGE SPACE IN ALL FOUR BEDROOMS • DRIVEWAY AND GARAGE PROVIDES OFF ROAD PARKING • UTILITY ROOM AND DOWNSTAIRS WC



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





Entrance Hall

A welcoming space with a coved ceiling, central heating radiator, and power points. This area also features under-stairs storage, a fitted storage cabinet, and convenient access to a downstairs WC.

Lounge

14' 11" x 11' 10" (4.55m x 3.61m)

A generous sized space with a coved ceiling, UPVC double glazed bay window that fills the space with natural light, two central heating radiators, power points, and a connecting door to the dining room.

Dining Room

8' 3" x 10' 2" (2.51m x 3.10m)

The dining room Includes a coved ceiling, a double glazed sliding door leading to the garden, connecting both indoor and outdoor living, while further door gives convenient access to the kitchen, a central heating radiator, and power points.

Kitchen

11' 3" x 11' 6" (3.43m x 3.51m)

Equipped with wall and base units, and integrated appliances such as an oven, microwave, hob with extractor fan, fridge freezer, and dishwasher. A UPVC double-glazed window fills the space with natural light, and the space also includes, a one-and-a-half sink, coved ceiling, central heating radiator, and power points. An open arch way leads to the utility.

Utility room

8' 4" x 5' 8" (2.54m x 1.73m

Connected to the kitchen through an archway, this functional space provides access to both the rear garden and garage. It features a sink, space and plumbing for a washing machine and tumble dryer, plus wall and base units, a central heating radiator, power points, and a coved ceiling.

Downstairs WC

This practical space includes a low flush WC, pedestal corner sink, and a central heating radiator.

First Floor

Bedroom No 1

12' 9" x 13' 2" (3.89m x 4.01m)

A generously sized room featuring a coved ceiling, built-in wardrobes, two UPVC double-glazed windows, a central heating radiator, power points and its own ensuite.

En-suite

The en-suite includes a vanity sink, low flush WC, mains-fed shower, partially tiled walls, two heated towel rails, and a UPVC double-glazed window offering natural light.

Bedroom No 2

12' 8" x 9' 7" (3.86m x 2.92m)

Currently utilised as a home gym, this versatile space features a coved ceiling, built-in wardrobe and storage, two UPVC double-glazed windows, a central heating radiator, and power points.

Bedroom No 3

10' 10" x 8' 11" (3.30m x 2.72m)

This double bedroom offers a coved ceiling, built-in wardrobe, a UPVC double-glazed window, central heating radiator, and power points.

Bedroom No 4

8' 10" x 9' 11" (2.69m x 3.02m)

Used currently as a home office, it includes a coved ceiling, built-in storage, a UPVC double-glazed window, central heating radiator, and power points.

Bathroom

This space features a bath with an electric shower, low flush WC, vanity sink, tiled flooring, partially tiled walls, a heated towel rail, and a UPVC double-glazed window.

Garage

17' 9" x 8' 9" (5.41m x 2.67m)

The garage features an up-and-over door, power points, and space for one vehicle. There is integral access to the utility room for added convenience.

Outside

The property is set back from the road and features a driveway providing off-road parking. At the front, a charming garden area is enhanced with shrubbery, plants, and a tree, adding character and curb appeal. Before entering the property, a small outdoor porch welcomes you and a side gate access leads to the rear garden, which boasts a delightful patio area, perfect for relaxation and entertaining. A stylish stone wall separates the patio from the lawn, adding even more character to the space. The garden is further complemented by a shed, a well-maintained lawn, and flower beds bordered by shrubbery and trees, creating a serene and inviting outdoor living area.

Additional Information Tenure: Freehold

Council tax band: D

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









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.



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