



9 Wilkinson Close, Pleasley

£220,000 Freehold

Detached house • Three bedrooms • Off street parking for several vehicles • Generous size plot with garage and car port • Cul-de-sac location, close to M1/A38 transport links and countryside walks • Viewing is essential to appreciate the accommodation and location on offer • No onward chain, EPC rating E • Close to M1 A38 transport links and beautiful countryside walks



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John Sankey





Entrance Hall

A bright and welcoming entrance to the home, complete with coved ceiling, central heating radiator, and power points.

Kitchen

9' 10" x 8' 4" (3.00m x 2.53m)

Fitted with wall and base units, the kitchen includes a one-and-a-half sink with drainer, tiled splashback, space for appliances, power points, and a UPVC double glazed window.

Access is available via a side door from the driveway, and there's additional built-in storage. The coved ceiling adds to the character of the space.

Lounge/Diner

23' 7" x 11' 5" (7.19m x 3.49m)

A spacious and comfortable living area with a coved ceiling and feature decorative wall piece. The room also includes an gas fire, central heating radiator, power points, a UPVC double glazed window, and sliding doors that lead directly into the conservatory —ideal for open plan living or entertaining.

Conservatory

11' 7" x 7' 10" (3.53m x 2.40m)

A bright and functional extension to the living space, featuring tiled flooring, sliding door access, and UPVC double glazed windows that allow the room to be filled with natural light.

First floor

Bedroom No 1

12' 1" x 9' 7" (3.68m x 2.91m)

A generously sized double bedroom featuring a coved ceiling, central heating radiator, power points, and a UPVC double glazed window overlooking the front of the property.

Bedroom No 2

11' 3" x 9' 7" (3.44m x 2.91m)

Another well-proportioned double bedroom with a coved ceiling, fitted central heating radiator, power points, and a UPVC double glazed window overlooking the rear garden, allowing plenty of natural light.

Bedroom No 3

8' 5" x 8' 0" (2.56m x 2.43m)

A versatile room that could be used as a guest bedroom or home office. It includes a coved ceiling, central heating radiator, power points, and a UPVC double glazed window.

Bathroom

Fully tiled from floor to ceiling for easy maintenance, the bathroom includes a low flush WC, pedestal sink, bath with shower attachment, two UPVC windows for natural light, and a central heating radiator.

Garage

the garage features double opening doors and is alongside the garden. Offering convenient storage space and convenience.

Outside

To the front, the property benefits from off-road parking via a driveway, along with a covered car port. The front garden is bordered by a low wall and features a well-maintained lawn with mature shrubbery, enhancing curb appeal. The rear garden is a well-presented space, offering multiple patio areas perfect for relaxing or entertaining. Flowerbeds filled with established plants and shrubs add colour and charm, and a small lawn area completes this peaceful outdoor retreat.

Additional Information

Tenure: Freehold Council tax band checker: B
Mobile/Broadband Coverage Checker visit:
www.ofcom.org.uk then click mobile & broadband checker

