



4 Paulsons Drive, Mansfield

£275,000 Freehold

CHARMING BAY FRONTED DETACHED HOME • THREE BEDROOMS • TWO RECEPTION ROOMS • FULLY REFURBISHED KITCHEN AND BATHROOM • DRIVEWAY & SPACIOUS REAR GARDEN • CLOSE TO LOCAL AMENITIES, VIEWING RECOMMENDED • WALKING DISTANCE TO THE TOWN CENTER • WORKSHOP, EPC Rating D



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John Sankey





Entrance Hall

Accessed via a uPVC door, stairs rise to the first floor with feature panelling to one wall, there is a central heating radiator and internal doors lead to the lounge, dining room and kitchen.

Lounge

15' 10" x 9' 11" (4.83m x 3.02m)

The lounge offers a bay uPVC double glazed window to the front aspect which provides the room with plenty of natural light, laminate floor covering, two central heating radiators, television and power points.

Dining Room

15' 9" x 10' 9" (4.80m x 3.28m)

Another fantastic size room offering plenty of versatility. The room is currently set up as a second sitting area but could quite easily be used as a dining room, child's play room or home office depending on your requirements. A uPVC double glazed bay window to the front aspect floods the room with natural light, there is a central heating radiator, television and power points.

Kitchen

9' 7" x 7' 9" (2.92m x 2.36m)

Recently renovated, the kitchen boasts a range of wall and base units that houses an integrated hob and extractor fan, oven and sink. It has an abundance of storage and space for additional appliances. It also features a UPVC double glazed window, a central heating, power points and a pantry for additional convenience.

First Floor

Bedroom No 1

14' 5" x 10' 9" (4.39m x 3.28m)

A generous sized double bedroom having a uPVC double glazed window to the front aspect, laminate floor covering, central heating radiator and power points.

Bedroom No 2

10' 8" x 10' 1" (3.25m x 3.07m)

Another generous sized double bedroom with a uPVC double glazed window to the front aspect, central heating radiator and power points.

Bedroom No 3

7' 7" x 6' 8" (2.31m x 2.03m)

The third bedroom benefits from a uPVC double glazed window to the side aspect and an over stair cupboard which provides storage and also houses the Worcester gas central heating boiler, there is a central heating radiator and power point.

Shower room

This recently renovated shower room has a modern finish with a walk in mains fed shower, a vanity sink, heated towel rail and has a UPVC double glazed window for natural light.

WC

Having a low flush w.c., central heating radiator and a window to the rear.

Outside

The property has a boundary wall with a low maintenance stone frontage with a driveway to the side providing off road parking with gated access at the side leading round to the rear garden. The rear garden is a generous sized garden perfect for entertaining and for children to play having a paved patio area ideal for seating, this leads down to a lawn where you will find a pond, a greenhouse, further paving to the rear and an outside store providing useful further space. One particular feature to the home is the large workshop/shed which measures 17'8" x 7'7" which offers power and lighting and is currently set up as a workshop area but would be absolutely perfect to be utilised as a home office or ideal for further storage.

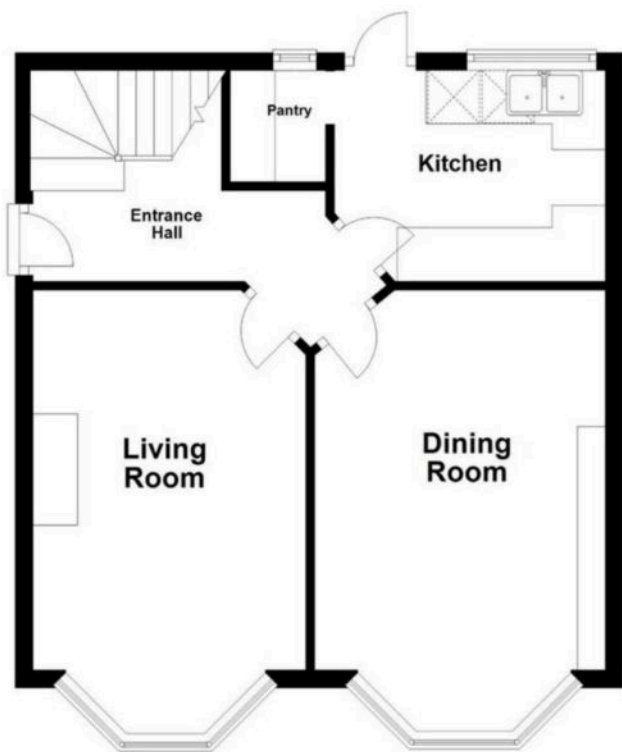
Additional information

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



Ground Floor

Approx. 43.9 sq. metres (472.1 sq. feet)



First Floor

Approx. 43.0 sq. metres (462.4 sq. feet)



Total area: approx. 86.8 sq. metres (934.4 sq. feet)

Whilst every attempt has been made to ensure the accuracy of this floorplan, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan and its measurements are for illustrative purposes only.

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.

Introducing this exquisite 3-bedroom detached house, a charming bay-fronted home exuding warmth and elegance. Boasting two reception rooms, this property offers a spacious and welcoming living environment. The fully refurbished kitchen and bathroom add a touch of modernity to the classic charm. (With a driveway and a generously sized rear garden, this residence is ideal for hosting gatherings or simply enjoying a peaceful retreat. Its convenient proximity to local amenities makes daily living a breeze. The property is located within walking distance to the town centre, ensuring easy access to shops, restaurants, and other conveniences. A workshop adds practical versatility to the space. EPC Rating D.)

Outdoors, the property truly shines with its well-manicured grounds providing a picturesque backdrop to every-day living. The ample space in the rear garden offers endless possibilities for relaxation and entertainment, making it a true oasis in the midst of urban life. Whether you seek a tranquil spot for morning coffee or a vibrant setting for al fresco dining, this property delivers on every front. Don't miss the chance to make this enchanting residence your own. A viewing is highly recommended to fully appreciate all that this home has to offer. Make your dream of luxurious living a reality with this captivating property.



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