



9 Wollaton Close, Mansfield

GUIDE PRICE £330,000-£335,000 Freehold

BEAUTIFULLY EXTENDED DETACHED HOUSE • FOUR GENEROUS BEDROOMS • TWO EN-SUITES AND FAMILY BATHROOM •
THREE RECEPTION ROOMS • GENEROUS OPEN PLAN FAMILY/DINING ROOM • CUL-DE-SAC LOCATION • VIEWING
ESSENTIAL, EPC rating C



41 Albert Street, Mansfield, NG18 6AN
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John Sankey





Entrance Hall

A warm and welcoming entrance sets the tone for the property, guiding you through the ground floor. The space includes useful understairs storage and a convenient downstairs WC.

Utility Room

17' 1" x 8' 2" (5.21m x 2.50m)

A generously sized utility space offering a practical base unit for storage, ample room for appliances, and excellent functionality. The room is well-lit by a UPVC double-glazed window and also features a central heating radiator and convenient power points.

Lounge

15' 9" x 10' 8" (4.81m x 3.24m)

A cosy and inviting space, the coved ceiling adds character, while a central heating radiator and convenient power points ensure practicality. This room flows seamlessly into the dining area, creating a natural open-plan feel.

Dining Room

25' 2" x 8' 8" (7.66m x 2.64m)

This bright and airy space comfortably accommodates six or more people, with ample room for additional seating. UPVC windows to the rear and side, combined with multiple skylights, flood the room with natural light. Double opening doors lead directly to the rear garden, seamlessly connecting indoor and outdoor living. The room is further complemented by a central heating radiator and convenient power points.

Kitchen

11' 5" x 8' 10" (3.47m x 2.70m)

The kitchen is fitted with a comprehensive range of wall and base units housing a one-and-a-half sink, integrated freezer, dishwasher, full-length fridge, gas hob with extractor, and oven with grill. Tiled splashbacks add character, while plentiful power points make the space practical. An adjoining utility area provides additional storage, appliance space, and outside access via a UPVC door.

Sitting Room

9' 8" x 8' 11" (2.94m x 2.73m)

This additional reception space is ideal as a snug or reading room, featuring a UPVC double-glazed window, central heating radiator, and power points. This space could also be made into a home office or study adding further practicality to the home.

First Floor

Bedroom No 1

11' 6" x 9' 10" (3.50m x 3.00m)

A spacious double bedroom featuring a built-in wardrobe for practical storage. A UPVC double-glazed window fills the room with natural light, while a central heating radiator and power points add convenience. This bedroom also benefits from its own private en suite shower room.

En-Suite Shower Room

A well-appointed space featuring a low flush WC, a vanity sink with mixer tap, and a mains-fed walk-in shower. Additional touches include a heated towel rail, power points, and a UPVC double-glazed window that brightens the room with natural light.

Bedroom No 2

13' 7" x 11' 8" (4.15m x 3.56m)

Another generous double bedroom, this well-proportioned space is brightened by a UPVC double-glazed window that fills the room with natural light. It also features a central heating radiator, power points, built-in wardrobe storage, and its own en suite shower room for added convenience.

En-Suite Shower Room

This private en suite includes a low flush WC, a pedestal sink, and a mains-fed shower. A UPVC double-glazed window brings in natural light, while a central heating radiator and power point add practicality.

Bedroom No 3

12' 1" x 9' 9" (3.68m x 2.98m)

Another generously sized double bedroom, this space enjoys a UPVC double-glazed window overlooking the rear garden. A central heating radiator and power points complete the room's practical features.

Bedroom No 4

10' 9" x 8' 0" (3.28m x 2.44m)

This bedroom includes fitted wardrobe space, a UPVC double-glazed window, and power points.

Bathroom

The bathroom features a low flush WC, a pedestal sink with mixer tap, and a bath with surrounding tiled walls. A central heating radiator and a UPVC double-glazed window are also included.

Outside

The front of the property offers off-road parking via a driveway suitable for up to two vehicles, along with a small lawn bordered by shrubbery and a mature tree, adding charm and character. Gated side access leads to the rear garden, which features a raised patio seating area ideal for relaxing or entertaining. Beyond the patio, a lawn area and mature shrubbery creates a private and tranquil outdoor space.

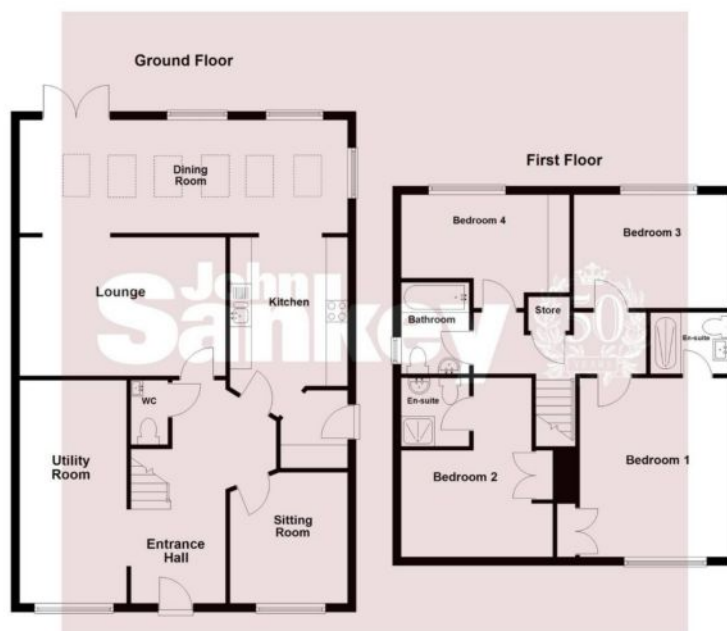
Additional Information

Tenure: Freehold Council Tax band checker: D

Mobile/Broadband Coverage Checker visit:

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





This floor plan is produced as a guide only. The measurements are approximate and are not to be relied upon.
Plan produced using PlanUp.

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