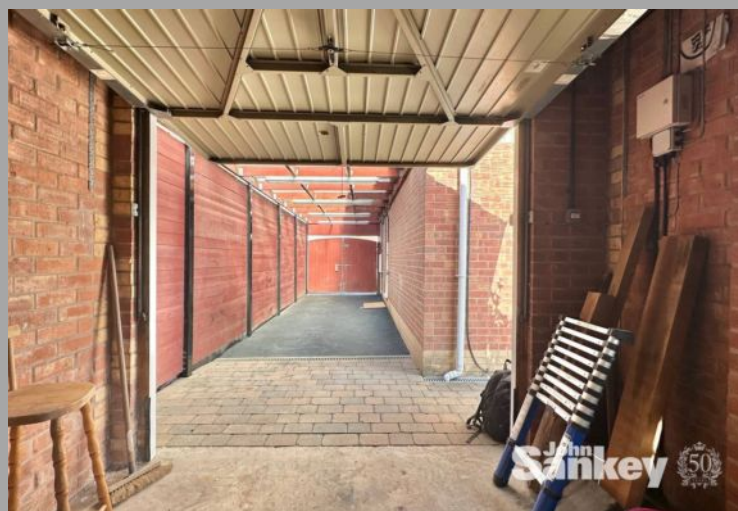




40 Rosedale Way, Forest Town

£240,000 Freehold

THREE BEDROOM DETACHED PROPERTY, NO UPWARD CHAIN • GENEROUS SIZED AND PRACTICAL LIVING AREAS. EPC RATING: C • FAMILY BATHROOM AND CONVENIENT DOWNSTAIRS WC • EN-SUITE SHOWER ROOM CONNECTING TO THE MAIN BEDROOM • DRIVEWAY OFFERING OFF ROAD PARKING • WELL MAINTAINED GARAGE AND CAR PORT • SITUATED NEAR AN ABUNDANCE OF LOCAL AMENITIES



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

John Sankey





Entrance Hall

A welcoming entrance hall that provides access to all ground floor rooms. It also includes useful under-stair storage, setting the tone for this practical and well-presented home.

Kitchen

10' 4" x 7' 3" (3.15m x 2.20m)

The kitchen is fitted with a range of wall and base units and houses an integrated oven, hob, and extractor fan. It also includes a sink, tiled splash backs, space for additional appliances, and a UPVC double-glazed window that fills the room with natural light. A central heating radiator and power points complete the space.

Lounge

14' 7" x 12' 3" (4.44m x 3.74m)

This generous living area can be enjoyed as a lounge or combined lounge/dining space. It features a central heating radiator, power points, and double-opening doors leading into the rear garden, seamlessly blending indoor and outdoor living.

WC

A convenient addition to the home, featuring a low flush WC, corner sink with mixer tap, tiled walls for easy maintenance, and a UPVC double-glazed window.

First Floor

Bedroom No 1

11' 3" x 11' 0" (3.43m x 3.35m)

A spacious double bedroom benefiting from fitted wardrobes, built-in storage, a central heating radiator, power points, and a UPVC double-glazed window that floods the room with natural light. This room also has the advantage of a private en suite shower room.

En-Suite

The en suite comprises a mains-fed shower, pedestal sink with mixer tap, low flush WC, heated towel rail, and a UPVC double-glazed window.

Bedroom No 2

8' 7" x 7' 7" (2.61m x 2.31m)

Another double bedroom featuring a central heating radiator, power points, and a UPVC double-glazed window.

Bedroom No 3

8' 10" x 5' 10" (2.69m x 1.77m)

A versatile room with a central heating radiator, power points, and a UPVC double-glazed window. This space could be used as a bedroom, nursery, office, or study, adding flexibility to the home.

Bathroom

The bathroom features a bath, pedestal sink with mixer tap, WC, and full floor-to-ceiling tiling for a stylish finish. A UPVC double-glazed window provides natural light.

Outside

To the front, the property offers a low-maintenance pebbled garden and a driveway providing off-road parking. Gated access leads to the side of the property, where the driveway continues beneath a sheltered carport with built-in lighting, extending to the garage and rear garden. The rear garden is designed for low maintenance yet provides a relaxing retreat, featuring a patio area ideal for dining or entertaining and a lowered section with a pond and water feature, creating a peaceful outdoor escape.

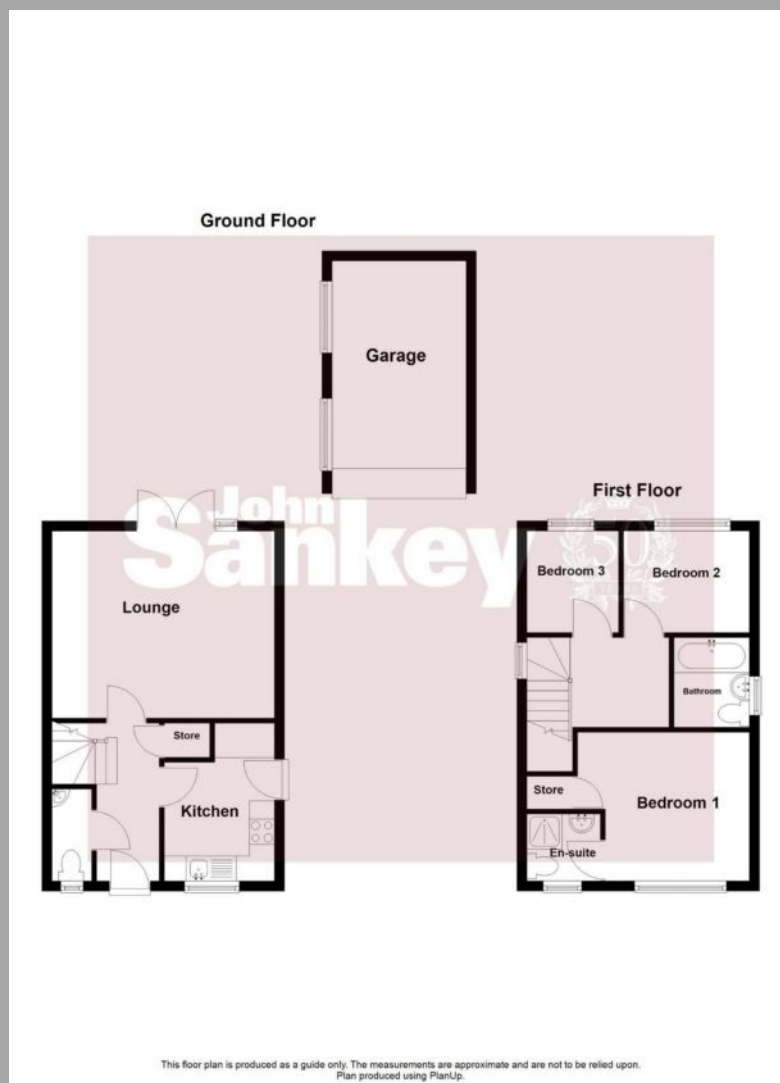
Additional Information

Tenure: Freehold Council tax band: B

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.

Situated in a highly desirable area with a wealth of local amenities close by, this three-bedroom detached property is a well-positioned family home offering both comfort and practicality.

Upon entry, you are welcomed by an inviting entrance hall providing access to the ground floor rooms. The well-equipped kitchen offers direct access to the side of the property, while the spacious lounge features double doors opening onto the rear garden—seamlessly blending indoor and outdoor living. A convenient downstairs WC completes this level.

On the first floor, the main bedroom includes fitted storage and its own en-suite shower room. The second bedroom is also a generous double, while the third bedroom offers versatility as a single room, home office, or nursery. A modern family bathroom serves this floor.

Externally, the home benefits from a low-maintenance front garden and a driveway offering off-road parking. Lockable gates lead to a well-maintained carport, garage, and the rear garden. The garage is a standout feature, providing excellent storage or workspace. The rear garden is a private outdoor retreat, featuring an abundance of patio space and a pond with a water feature—ideal for relaxing or entertaining.

Overall, this well-located and practical home presents an excellent opportunity for a growing family ready to start their next chapter.



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