

**27 Aylesbury Way**  
**Forest Town, Nottinghamshire NG19 0GJ**  
**£255,000**

- A MOST UNUSUAL, THREE-BEDROOM DETACHED PROPERTY, WITH VIEWING RECOMMENDED.
- HALLWAY (WITH BESPOKE UNDERSTAIR DRAWER UNIT), LEADING TO THE LOUNGE, HAVING FRONT AND REAR ASPECT WITH FRENCH DOORS.
- MAIN BEDROOM WITH FITTED WARDROBES TO ONE WALL AND EN-SUITE SHOWER ROOM.
- BATHROOM HAVING THREE-PIECE WHITE SUITE AND TILED SPLASHBACKS.
- ENCLOSED REAR GARDEN, WITH LAWN, SHRUB BORDERS AND SECLUDED SEATING AREA.
- WELL PRESENTED AND INCLUDING GAS HEATING (SERVICED) AND UPVC DOUBLE GLAZING.
- RE-FITTED DINING KITCHEN, WITH BUILT IN OVEN AND HOB, AND GROUND FLOOR CLOAKROOM.
- SECOND DOUBLE BEDROOM WITH FITTED WARDROBE AND CUPBOARD, PLUS ONE SINGLE BEDROOM
- OPEN PLAN GARDEN TO THE FRONT AND DRIVEWAY LEADING TO THE DETACHED GARAGE TO THE SIDE.
- POPULAR RESIDENTIAL DEVELOPMENT, CONVENIENT FOR LOCAL FACILITIES AND SCHOOLING.

## VIEWING:

and further information through our Mansfield office on 01623 422777. Alternatively, email [sales@temple-estates.co.uk](mailto:sales@temple-estates.co.uk)

## DIRECTIONS:

From Mansfield ring road, head to Bath Lane, turning left at the island onto Barringer Road. At the end of here, turn right onto Old Mill Lane. At the roundabout, take the 1st exit, which is Sandlands Way. Turn left onto Sanderling Way and then right onto Aylesbury Way. The property can then be found on the left-hand side.

## ACCOMMODATION COMPRISES

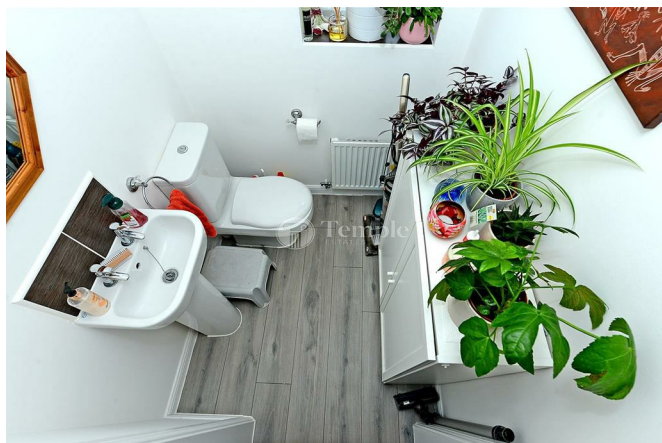
### ENTRANCE HALL

Composite front door, airing cupboard with hot water cylinder and under stair cupboard. Radiator and laminate flooring. Bespoke understair drawer unit.



### CLOAKROOM

Comprising wash hand basin and WC. Radiator. UPVC obscure glaze.



### LOUNGE

**17'8 x 10'8 (5.38m x 3.25m)**

UPVC double glazed front aspect and UPVC French doors to the rear garden. Two radiators.



### DINING KITCHEN

**17'9 x 15'9 max, narrowing to 10'1 (5.41m x 4.80m max, narrowing to 3.07m)**

Having been fully re-appointed and including a range of base and eye level units, work surfaces and single sink unit and drainer. Built in electric oven, gas hob and extractor. The kitchen then also provides space for a washing machine, dryer, dishwasher, and upright fridge/freezer. Cupboard housing the gas boiler. Double UPVC aspect to the front, UPVC French doors to the rear, radiator and laminate flooring.



### FIRST FLOOR

#### LANDING

Radiator and UPVC aspect. Access to the loft space.



## BEDROOM ONE

**15'5 max x 10'8 (4.70m max x 3.25m)**

With fitted wardrobes to one wall. Double UPVC aspect to the front. Radiator.



## EN-SUITE

Comprising double shower cubicle, wash hand basin and WC. Radiator. UPVC obscure glaze.



## BEDROOM TWO

**11'4 robes x 10'3 (3.45m robes x 3.12m)**

Fitted wardrobe and over stair cupboard. Double UPVC aspect to the front. Radiator.



## BEDROOM THREE

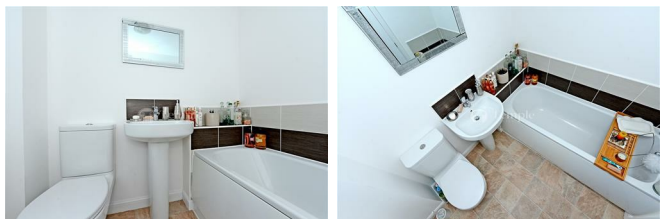
**7'6 x 7'4 (2.29m x 2.24m)**

Radiator. UPVC double glazed rear elevation.



## BATHROOM

Three-piece white suite of panelled bath, wash hand basin and WC. Tiled splashbacks, radiator and UPVC obscure glaze.



## OUTSIDE

There is an open plan lawned garden to the front. To the side is the driveway, providing access to the detached, brick-built garage. The rear garden is really pleasant and includes a lawned area, planted areas and a secluded seating area to the rear of the garage.



The property is in council tax C (Mansfield District Council).

### **MONEY LAUNDERING**

under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport, driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

### **FINANCIAL ADVICE**

we offer help and advice in arranging your mortgage. Please contact this office. Written quotations available on request. YOUR HOME IS AT RISK IF YOU DO NOT KEEP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

### **AS WITH ALL OUR PROPERTIES**

we have not been able to check the equipment and would recommend that a prospective purchaser should arrange for a qualified person to test the appliances before entering into any commitment. MA5716/27.07.24

### Ground Floor

Approx. 50.5 sq. metres (543.6 sq. feet)



### First Floor

Approx. 50.6 sq. metres (544.5 sq. feet)



Total area: approx. 101.1 sq. metres (1088.1 sq. feet)

Kristine Princa  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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