



12 Dorothy Drive, Forest Town NG19 0ES

£299,950

A stunning, individually designed family home presented to an excellent standard and of a distinctive character found within a highly regarded location in a mature, non estate setting worthy of immediate inspection.

- Excellent specification
- Extended at rear
- Lounge plus dining room
- Lovely gardens
- Delightful garden room
- Garage and parking

DESCRIPTION AND SITUATION

The sale of this particularly handsome and appealing, individually designed, traditional, detached home will be of immediate interest to the more discerning purchaser who appreciates quality.

The property has a distinctive character which is immediately apparent upon entering the welcoming reception hall. It has the benefit of a single storey rear extension creating a well proportioned yet cosy additional living room overlooking the attractive gardens and featuring a wood burning stove, perfect for relaxation and creating extremely useful additional room space that will be appreciated by the younger household.

There is a comfortable lounge with separate but adjoining dining room. The kitchen is well appointed and practical with a separate utility room providing further useful additional storage space.

The property stands on a wider than average plot with particularly attractive rear gardens, landscaped with summer entertaining in mind. There is even a purpose built summer house with equipped bar available by separate negotiation.

A substantially wider than average driveway provides ample off street parking for several vehicles and gives access to the detached garage at the back of the property.

The property is found within a highly regarded, established, residential location in a mature, non estate setting. It gains good access to local schools and the various shops catering for everyday needs on Clipstone Road West. It lies a short distance away from an Asda superstore and gains good, vehicular access into Mansfield with all of its facilities.

Only by internal inspection can the true appeal of this rather special home be fully appreciated and this we recommend without hesitation.

ACCOMMODATION

The main accommodation with approximate room sizes may be more fully described as follows:

RECEPTION HALL 8'5" x 6'6" (2.59 x 1.99)

Attractive winder staircase giving access to the first floor accommodation, under stairs storage cupboard incorporating a radiator. Central heating radiator and original picture rail.



SEPARATE BUT ADJOINING LOUNGE AND DINING ROOM



LOUNGE 10'8" x 11'5" (3.26 x 3.5)

Living flame gas fire set within decorative surround. Two central heating radiators, patio door giving access to the garden room. Coving to the ceiling, open to:

**DINING ROOM 11'1" x 12'7" into bay (3.4 x 3.85 into bay)**

Double glazed leaded bay window to the front, central heating radiator and coving to the ceiling.



GARDEN/SITTING ROOM 11'3" x 18'2" (3.45 x 5.54)

Featuring a full height double glazed upvc window with electrically operated blinds overlooking the rear gardens. Modern log burner with tiled hearth. Double glazed upvc French door to the rear gardens.



KITCHEN 10'4" x 9'3" (3.17 x 2.84)

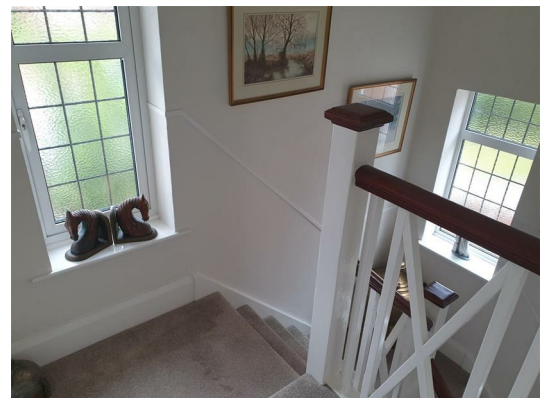
Equipped with an excellent range of fittings creating a smart and practical working environment including a stainless steel one and a half bowl single drainer sink unit, induction hob with extractor fan above, split level double oven, integrated dishwasher, base and wall mounted storage cupboards, fitted breakfast bar, space for fridge/freezer. Double glazed windows to two elevations and central heating radiator.

**UTILITY ROOM 3'9" x 11'6" (1.14m x 3.51m)**

With plumbing for washer, space for dryer and with Worcester wall mounted condensing boiler.

**FIRST FLOOR:****LANDING**

Double glazed leaded window, central heating radiator, hatch to the roof space which is part boarded to provide useful light storage space accessed by means of a loft ladder.



BEDROOM 11'2" x 13'1" into bay (3.42 x 3.99 into bay)

Double glazed upvc leded bay window, an excellent range of fitted wardrobes and furniture providing ample hanging and storage space. Central heating radiator.

**BEDROOM 10'10" x 11'2" (3.31 x 3.42)**

Double glazed window taking advantage of an open aspect across the neighbourhood to the rear. fitted wardrobe one of which incorporates the hot water storage cylinder. Central heating radiator.



BEDROOM 9'5" x 4'5" (2.89 x 1.36)

Fitted wardrobe with mirrored door, central heating radiator, double glazed upvc window enjoying a pleasant aspect to the rear.

**SHOWER ROOM/W.C 5'5" x 8'10" (1.66 x 2.71)**

Equipped with a shower cubicle with plumbed in shower (operated by a remote control switch), wash hand basin, W.C., full height tiling to the walls. Double glazed window and chrome radiator.



OUTSIDE

The plot has a much wider than average frontage enhancing natural privacy. To the front of the property there is a forecourt garden laid to lawn along with flower beds. A wide concrete driveway provides ample off street parking. There is gated access to a further drive area to the left hand side of the house and this gives access to a good sized, detached garage (5.97 x 2.73) incorporating power and lighting.

The rear gardens are a particularly attractive feature of this home and enjoy a good degree of natural privacy. There are various timber decked patios providing a lovely outdoor seating area for summer relaxation along with lawns, flower beds, a pergola and shrubbery. There is a wooden summer house within the rear gardens equipped with a bar available by separate negotiation.



ADDITIONAL OUTSIDE PHOTOS



ADDITIONAL PHOTOS**OUTSIDE PHOTOS****TENURE**

Freehold. Vacant possession on completion.

VIEWING

Arranged with pleasure by the Sole Selling Agents.

SERVICES

All main services are available and connected. Drainage is to the main sewer. Dorothy Drive is made up and is an adopted highway repairable at the public expense.

COUNCIL TAX BAND - C

Dorothy Drive, Forest Town



Ground Floor



First Floor

DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
	79		
	62		
<small>EU Directive 2002/91/EC</small> England & Wales		<small>EU Directive 2002/91/EC</small> England & Wales	