



Sulby Close
Forest Town MANSFIELD



Sulby Close Forest Town MANSFIELD NG19 0NP

for sale offers over
£230,000



Property Description

Burchell Edwards are proud to announce the launch of this beautiful four bedroom detached family home located on Sulby Close, Mansfield. The situation of the property is perfect as it sits at the top of a Cul-De-Sac meaning no through traffic. As well as this, there is also a wide range of local amenities including supermarkets, restaurants & pubs and both primary and secondary schools. The road links from Sulby Close are also beneficial and there is public transport routes for easy access to Mansfield Town and surrounding areas.

The house itself has a lot more than what initially meets the eye. To the front is off street parking for at least two vehicles and a car port, the garage has been converted to create a further room. Upon entry you have an entrance porch, a hallway, lounge, an open plan dining room which leads to the kitchen and conservatory. As mentioned the garage has been converted to create the snug or fourth bedroom with underfloor heating and spotlight lighting. To the first floor you have three generously sized bedrooms and the family bathroom which boasts a three-piece suite then the garden at the rear which is very private and enclosed by fencing. The gardens mainly laid to lawn however there is a block paved area which has the shed and summerhouse across which have armoured cable wired through. To add, there is also a hot tub in the garden. Which yet again will stay upon completion and should be considered when offering.

Front Elevation

To the front is a driveway and a small turning circle owned by the property which provides parking for two vehicles as well as the car port. There is a set of low level steps leading to the front door and small sections of artificial turf on either side.

Entrance Porch

Being of Brick Build and having a UPVC front external door, laminate flooring, a DG UPVC window to the side and a wall mounted radiator. There is a small loft space specifically for the porch with storage above.

Hallway

Finished with Laminate Flooring.

Lounge

9' 10" x 15' 11" (3.00m x 4.85m)
Finished with hardwood laminate flooring, two wall mounted radiators and a DG UPVC window on each end of the lounge letting in plenty of natural light.

Dining Room

7' 11" x 12' 8" into recess (2.41m x 3.86m into recess)
Having laminate flooring and being an open plan aspect through to the conservatory. There is a wall mounted radiator and an understairs storage cupboard to complete.

Kitchen

.9' 11" x 7' 5" (3.02m x 2.26m)
Finished with tiled flooring, matching wall and base units for storage which incorporates an electric hob with a cooker hood above, electric oven and a UPVC sink with a drainer. To the front is a DG UPVC window and to the side is a UPVC door providing external access to the car port. To complete there is a wall mounted radiator and tiled splashbacks across the worktops.

Conservatory

8' x 14' 8" (2.44m x 4.47m)
Being of a brick build and open plan from the dining room is the conservatory. Having laminate flooring, a wall mounted radiator and UPVC DG windows to the sides and rear. There is also a DG UPVC door leading to the garden and access to the converted garage.

Snug / Bedroom Two

15' 1" x 6' 9" (4.60m x 2.06m)
This was previously a garage, which has been converted in line with regulations to a either a lovely snug or an additional bedroom, depending on your needs. There is laminate flooring and underfloor heating in this room which is the perfect addition, as well as a DG

UPVC door providing external access to the car port. The consumer unit for the Summerhouse and shed are located here.

Bedroom One

10' 2" x 10' 1" (3.10m x 3.07m)

Bedroom One is a double bedroom and has hardwood laminate flooring fit, to the rear is a DG UPVC window and also a wall mounted radiator.

Bedroom Three

7' 6" x 8' 9" (2.29m x 2.67m)

Bedroom Three is a generous size and has hardwood laminate flooring, a wall mounted radiator and a DG UPVC window to the rear.

Bedroom Four

7' 6" x 6' 11" (2.29m x 2.11m)

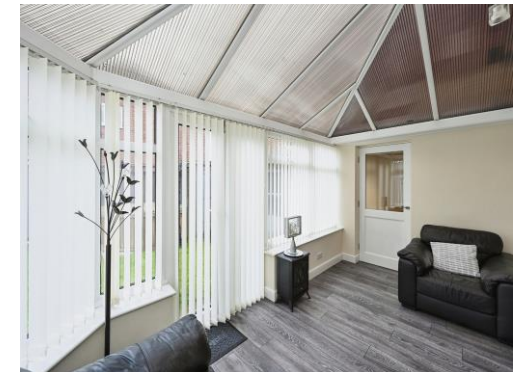
Bedroom Four is yet again a generous size and has laminate hardwood flooring, a wall mounted radiator and a DG UPVC window to the front.

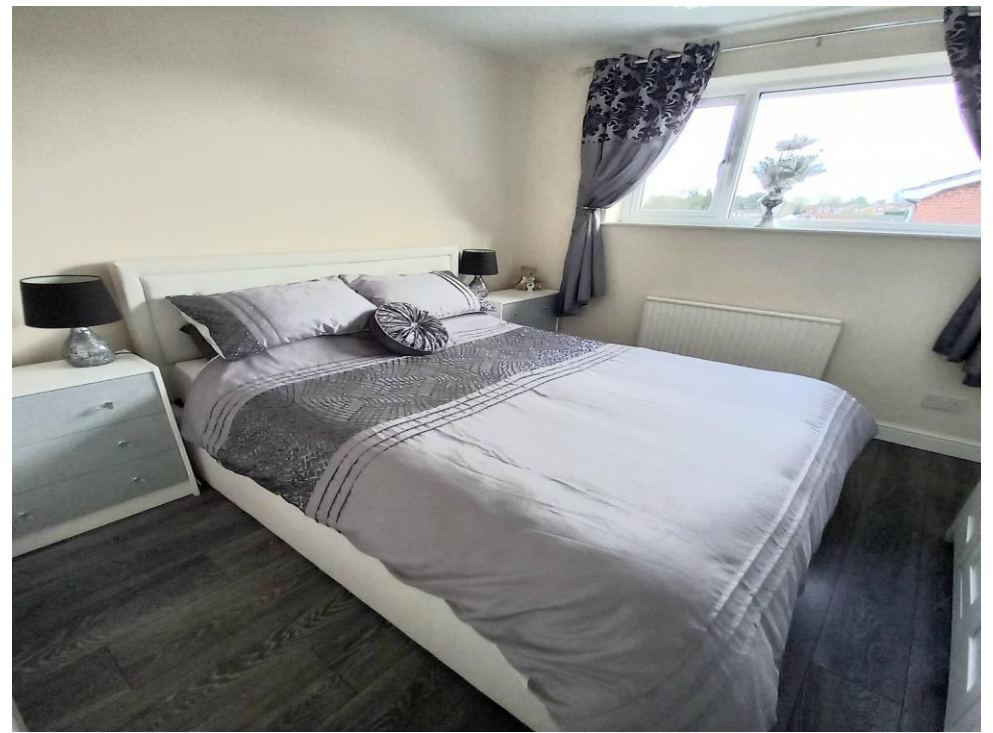
Family Bathroom

The family bathroom is a really spacious room and holds a three piece suite including a walk in shower and a ceramic toilet and a ceramic sink vanity unit with storage. The flooring is vinyl and there are tiled splashbacks on the walls. To complete is an opaque DG UPVC window to the front and a wall mounted radiator.

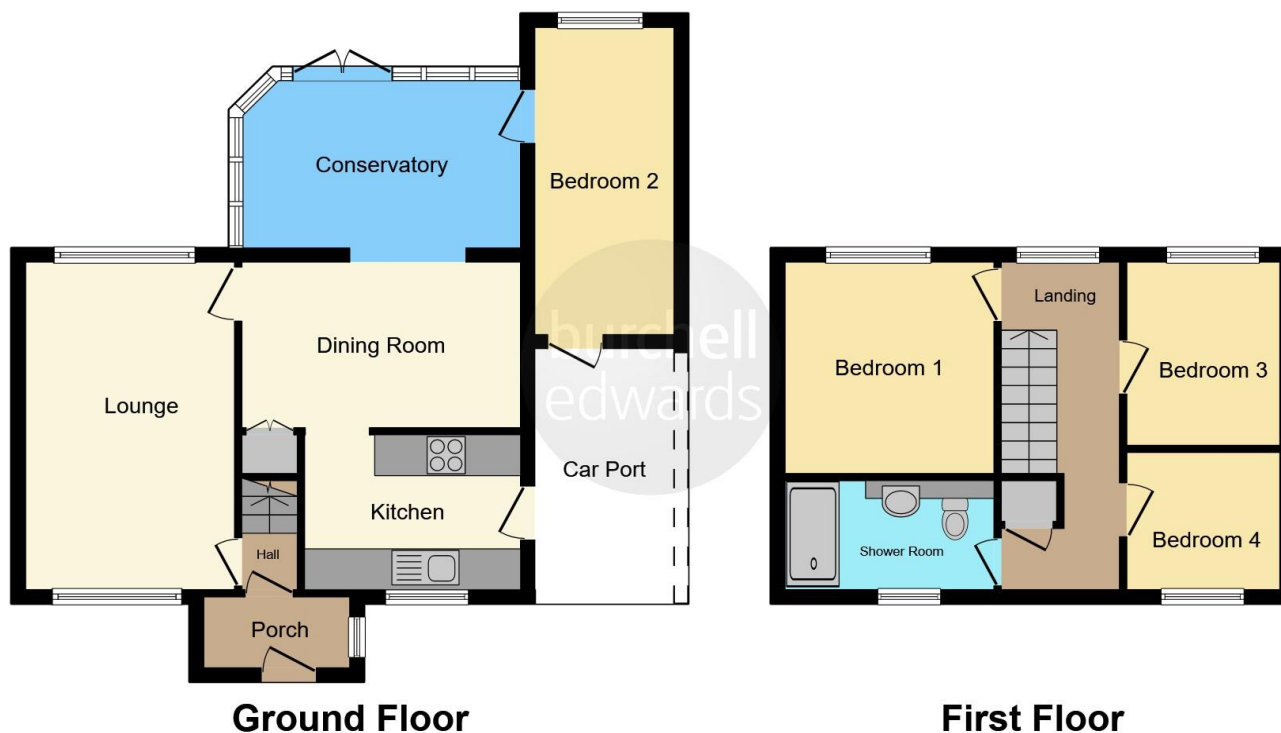
Rear Elevation

The rear garden is very private and secure, only being accessed from the inside of the property itself. It has fencing on all sides, a loose laid stone border and mainly laid to lawn. There is a block paved section however the shed sits here and will stay upon completion. To add, the large summerhouse and Hot Tub are also staying and should be considered when offering.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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EPC Rating: D

Tenure: Freehold

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