



Sandgate Avenue  
Mansfield Woodhouse Mansfield





# Sandgate Avenue Mansfield Woodhouse Mansfield NG19 8LE

for sale offers in the region of  
**£350,000**



## Property Description

Sandgate Avenue, Mansfield Woodhouse – Four Bedroom Extended Detached Home

Positioned on the sought-after Sandgate Avenue in Mansfield Woodhouse, this impressive four-bedroom extended detached property offers spacious and versatile living perfect for modern family life.

The ground floor features a welcoming lounge, a separate dining room ideal for entertaining, a convenient downstairs WC, a well-appointed kitchen, and a bright conservatory overlooking the garden. There is also space for a utility area, adding extra practicality to the home.

Upstairs, the property boasts four generously sized bedrooms, including a master bedroom complete with fitted wardrobes and an en-suite. A contemporary family bathroom and access to a partly boarded loft space provide additional comfort and storage.

The front elevation overlooks the private rear garden, which is mainly laid to lawn with a patio area and a shed, wrapping neatly around to the front garden. To the rear, facing the front garden, you'll find a driveway with parking for up to four vehicles, a double garage, and a further lawned garden with patio space.

Key selling features include the home's spacious extension creating additional living space, the convenience of a double garage and ample off-street parking, and the stylish fitted wardrobes to the master bedroom.

This is a fantastic opportunity to acquire a spacious, well-maintained family home in a popular location. Early viewing is high

## Entrance Hall

Entry via UPVC door, storage cupboard housing consumer unit, finished with carpet flooring.

## Cloakroom/Wc

Located on the ground floor the cloakroom consists of ceramic toilet and sink, double glazed window to side, wall mounted radiator and carpet floor to finish.

## Lounge

22' 7" plus door recess x 12' 11" ( 6.88m plus door recess x 3.94m )

The lounge comprises of double-glazed bay window to rear along with French doors to side, two wall mounted radiators, gas fire, and carpeted flooring to finish.

## Dining Room

11' 1" x 8' 10" ( 3.38m x 2.69m )

The dining room comprises of double-glazed sliding doors to the rear, wall mounted radiator with carpet flooring to finish.

## Kitchen

16' 10" x 8' 4" ( 5.13m x 2.54m )

The kitchen includes matching wall and base mounted units, stainless steel sink and drainer, tow double-glazed windows to rear, wall mounted radiator, fridge/freezer, electric oven and cooker hood, finished with tiled splashback and floor and with entry to hallway.

## Rear Hallway

Offering recess ideal for a utility space and UPVC door to side.

## Conservatory

12' 1" x 10' 1" ( 3.68m x 3.07m )

Brick base, French doors onto front garden, UPVC double glazed windows to side and rear, laminate floor to finish.

## First Floor Landing

First floor landing with double-glazed window to side, access to loft, wall mounted radiator and carpet flooring to finish.

## Bedroom One

15' 10" x 11' 10" ( 4.83m x 3.61m )

The master bedroom comprising of double-glazed windows to front and side, wall mounted radiator, fitted wardrobes with carpeted floor to finish.

## En-Suite

En-suite situated off the master bedroom includes bath, walk-in shower, ceramic wash-hand basin and toilet, tiled walls, wall mounted towel radiator, double glazed window to rear, and vinyl flooring to finish.

## Bedroom Two

12' 7" x 10' 2" into wardrobe ( 3.84m x 3.10m into wardrobe )

Bedroom two includes double-glazed window to front, wall mounted radiator, fitted wardrobe, and carpeted floor to finish.

## Bedroom Three

10' 3" x 6' 4" ( 3.12m x 1.93m )

Bedroom three comprises of double-glazed window to front, wall mounted radiator, and carpeted floor to finish.

## Bedroom Four

6' 6" x 8' 7" ( 1.98m x 2.62m )

Bedroom four comprises of double-glazed window to rear, wall mounted radiator, cupboard over stairs and carpeted floor to finish.

## Bathroom

The bathroom is finished with a ceramic toilet/sink, bath with shower over bath, double glazed window to front, wall mounted radiator, tiled walls, and carpet floor to finish.

## Loft Space

Accessed via the first-floor landing, partially boarded with electrics

## Double Garage

15' 11" x 17' 4" ( 4.85m x 5.28m )

Double garage with up and over door and electrics, dividing wall, and own consumer unit.

## Externals

The rear elevation of the property faces onto the front garden with access to the double garage, gate located to the left of garage taking you to a slabbed path, laid to lawn garden with slabbed patio. Swing gates open up to a block paved drive suitable for up to four vehicles and joins the lawned garden. You will also find outside tap and lights and is fenced in. The garden wraps around to the front elevation facing onto the rear garden mainly laid to lawn with loose stone boundaries, slabbed patio area, and shed.









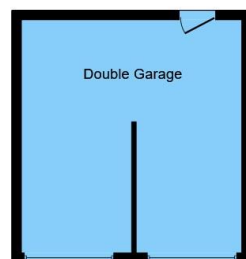




**Ground Floor**



**First Floor**



**Garage**

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EPC Rating: D Council Tax  
Band: C

Tenure: Freehold

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