



## 262 Chesterfield Road North, Pleasley

£264,950 Freehold

THREE BEDROOM DETACHED PROPERTY • GENEROUSLY SIZED LOUNGE WITH FEATURE FIREPLACE • NO ONWARD CHAIN, EPC RATING: D • WELL EQUIPPED AND MODERN KITCHEN CONNECTING TO OUTDOOR SPACE • PRACTICAL UTILITY ROOM • CONVENIENT WC AND FAMILY BATHROOM • GENEROUSLY SIZED GARDEN AND OFF ROAD PARKING



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

**John Sankey**









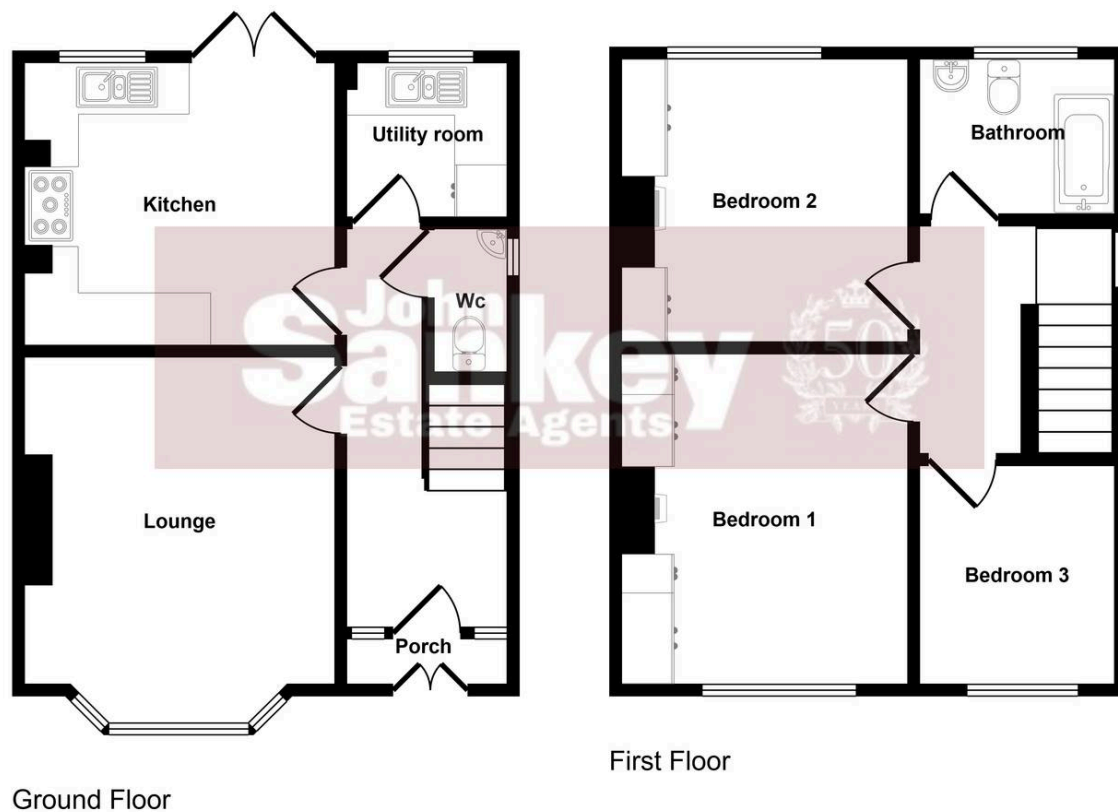
### Outside

To the front of the property is ample off-road parking for up to four vehicles. A garage is located to the side of the home, along with a side gate providing access to the rest of the outdoor space. The rear garden offers a generously sized patio area, ideal for outdoor dining, entertaining and family living. Beyond, the garden is mainly laid to lawn with a pathway running the length of the plot, bordered by flower beds containing mature shrubs and plants. To the rear, there is space for a shed and potential to create a summer house. The garden also benefits from an external power point on the patio.

### Additional Information

Tenure: Freehold Council tax band: B Mobile/Broadband Coverage Checker visit: [www.ofcom.org.uk](http://www.ofcom.org.uk) then click mobile & broadband checker





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.

This well presented three bedroom detached property offers an excellent opportunity for families , with no onward chain for a smooth purchase process.

The generously sized lounge features a striking fireplace, creating a welcoming focal point for relaxation and entertaining. The modern, well equipped kitchen provides ample storage and workspace, complemented by a practical utility room for added convenience.

A downstairs WC adds further practicality, while the family bathroom serves the three well proportioned bedrooms upstairs. The property benefits from an EPC rating of D, ensuring a comfortable and efficient living environment.

Off road parking is available, and a generously sized rear garden perfect for relaxing and entertaining. This home is thoughtfully designed to accommodate modern lifestyles, blending comfort with functionality throughout. Early viewing is highly recommended to appreciate the quality and space on offer.



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