



11 Dane Grove, Annesley

£325,000 Freehold

FOUR BEDROOM DETACHED PROPERTY • OPEN PLAN KITCHEN/DINER AND COZY LOUNGE • EPC RATING: C • PRACTICAL UTILITY ROOM AND DOWNSTAIRS WC • FAMILY BATHROOM, SHOWER ROOM AND EN-SUITE • THREE FLOOR LIVING • OFF ROAD PARKING VIA A DRIVEWAY AND PRACTICAL GARAGE • SITUATED IN A QUIET AND SOUGHT AFTER LOCATION



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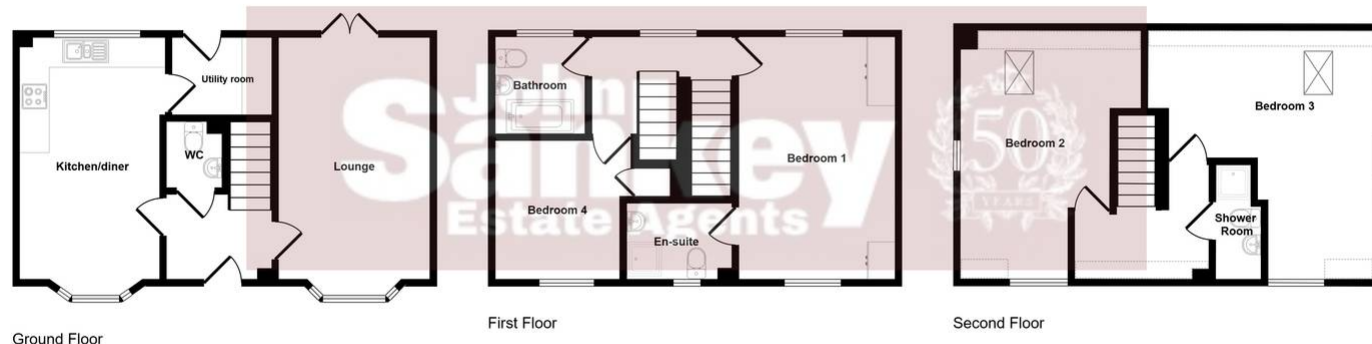
Outside

To the front, the property benefits from a driveway extending along the side of the house, providing access to the garage and gated entry to the rear garden. The garage features an up-and-over door and offers practical storage. The rear garden is mainly laid to lawn, complemented by a patio area directly outside the lounge, ideal for outdoor entertaining, along with a decking area providing additional seating and relaxation space.

Additional information

Tenure: Freehold Council tax band:D Mobile/Broadband Coverage Checker visit: www.ofcom.org.uk then click mobile & broadband checker.





Denotes head height below 1.5m

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.

GUIDE PRICE £335,000-£345,000 Situated in a **quiet and highly sought-after location**, this beautifully presented and generously proportioned family home offers **flexible accommodation arranged over three floors**, making it ideal for modern family living.

The property boasts **four generous double bedrooms**, including a **principal bedroom with en-suite**, along with **two additional bath/shower rooms and a downstairs WC**, providing excellent convenience for families and guests alike.

The ground floor offers a **welcoming entrance hall**, a **bright and generously sized lounge with garden access**, and an **open-plan kitchen/dining room**, perfect for both everyday living and entertaining. A **separate utility room** adds further practicality.

Externally, the home benefits from a **private driveway leading to a garage**, offering ample off-road parking and storage. The **generous rear garden**, mainly laid to lawn with patio and decking areas, provides an ideal outdoor space for relaxation and entertaining.

Located within a **peaceful and desirable residential area**, the property enjoys easy access to **local amenities, schools, transport links, and green spaces**, making it an excellent choice for families, professionals, and those seeking a high-quality home in a prime setting.

Early viewing is highly recommended to fully appreciate the space, quality, and location on offer.



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