





10 White Rose Avenue, Mansfield

£350,000 Freehold

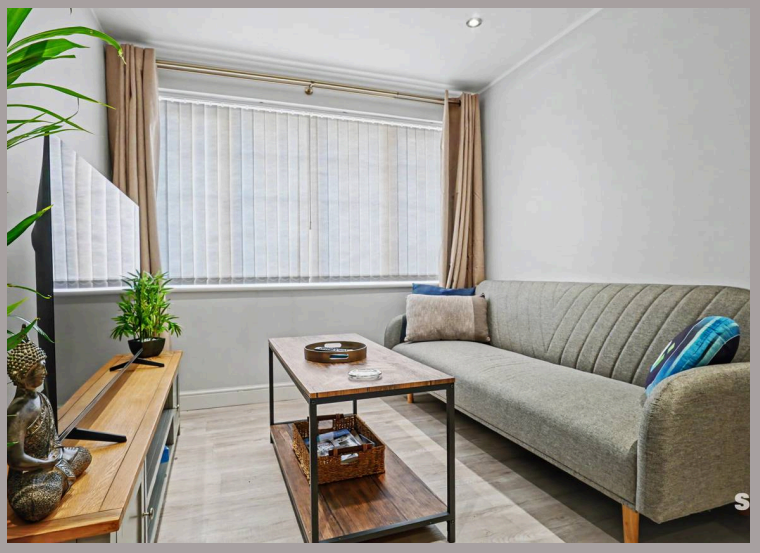
FOUR BEDROOM LINK DETACHED FAMILY HOME • GENEROUS AND COSY LOUNGE WITH FEATURE FIREPLACE • EPC RATING C • WELL EQUIPPED KITCHEN WITH SEPARATE DINING ROOM • ADDITIONAL LIVING SPACES INCLUDING CONSERVATORY, OFFICE & GAMES ROOM • GROUND FLOOR WC, FIRST FLOOR FAMILY BATHROOM AND TWO EN-SUITES • DRIVEWAY PROVIDING OFF ROAD PARKING • LOW MAINTENANCE OUTSIDE SPACES • SITUATED IN A SOUGHT AFTER LOCATION CLOSE TO LOCAL AMENITIES

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

John Sankey

50 YEARS











Entrance Hall
A welcoming entrance hall providing access to the ground floor accommodation and first floor spaces. The entrance hall benefits from a central heating radiator, power points and access to the Nest heating system. There is also access to a convenient downstairs WC, adding further practicality to the home.

Office
8' 6" x 6' 1" (2.60m x 1.85m)
A practical addition to the ground floor, providing a dedicated space for those who work from home. The room features a UPVC double glazed window overlooking the front of the property, along with a central heating radiator and power points.

Lounge
A generous and cosy family lounge providing an excellent space for relaxing and spending time together. The room features a fireplace housing an electric fire, creating an attractive focal point. A UPVC double glazed bay window fills the room with natural light, while two central heating radiators and power points complete the space. The generous proportions make this an ideal room for family gatherings and everyday living.

Dining room
10' 9" x 9' 8" (3.28m x 2.95m)
A generous dining room with enough space to comfortably seat six or more people. The room connects seamlessly with the lounge, creating an open and sociable living space ideal for family meals and entertaining. UPVC double glazed doors provide direct access to the rear garden and allow plenty of natural light into the room. A central heating radiator and power points complete the space.

Kitchen
A generous open plan kitchen providing an excellent space for everyday living and entertaining guests. The kitchen features a range of wall and base units offering an abundance of storage and housing integrated appliances, including a fridge freezer, dishwasher, oven, hob and washing machine compartment. The kitchen also includes a sink with drainer and tiled splashbacks for ease of maintenance. A feature island unit provides additional storage and worktop space, while a useful under stairs storage cupboard offers potential pantry space. The room provides access to both the dining room and conservatory, with a UPVC double glazed window overlooking the conservatory. Spotlights, a central heating radiator and power points complete the space.

First floor

Conservatory
17' 11" x 6' 8" (5.45m x 2.02m)
A bright and airy additional living space featuring UPVC double glazed windows overlooking the rear garden and double doors providing direct access outside. The room offers a great space for relaxing and entertaining while enjoying views of the garden. The conservatory also benefits from practical fitted storage, a central heating radiator, power points and spotlights.

Games room
16' 3" x 8' 1" (4.96m x 2.46m)
A versatile addition to the home, this games room provides a private additional living space ideal for entertaining guests, family games nights or relaxing. The room could also be utilised as a ground floor bedroom if desired. The space benefits from an upright central heating radiator, power points, spotlights and a UPVC double glazed window overlooking the front of the property.

Wc
A convenient addition to the ground floor comprising a low flush WC and vanity sink with mixer tap. The room also benefits from a central heating radiator.

Bedroom 1
A second generous double bedroom featuring fitted wardrobes and useful storage space. The room benefits from a UPVC double glazed window overlooking the front of the property, along with a central heating radiator and power points. This bedroom also benefits from its own en suite shower room.

En-suite
A convenient en-suite comprising a low flush WC, pedestal sink with mixer tap and mains fed shower. Partially tiled walls provide ease of maintenance, while a central heating radiator and UPVC double glazed window complete the space.

Bedroom No 2
10' 3" x 9' 5" (3.12m x 2.87m)
A second generous double bedroom featuring fitted wardrobes and useful storage space. The room benefits from a UPVC double glazed window overlooking the front of the property, along with a central heating radiator and power points. This bedroom also benefits from its own en suite shower room.

En-suite
A practical en-suite comprising a low flush WC, pedestal sink with mixer tap and mains fed shower. The room also features partially tiled walls for ease of maintenance, a central heating radiator and UPVC double glazed window.

Bedroom No 3
11' 5" x 8' 6" (3.48m x 2.59m)
A third double bedroom featuring a UPVC double glazed window overlooking the rear garden. The room provides comfortable bedroom accommodation and benefits from a central heating radiator and power points.

Bedroom No 4
8' 10" x 7' 11" (2.68m x 2.41m)
A fourth double bedroom featuring practical fitted wardrobes providing useful storage. The room also benefits from a UPVC double glazed window, central heating radiator and power points.

Bathroom
A family bathroom comprising a low flush WC, pedestal sink and bath with shower over. Tiled walls provide ease of maintenance, while a UPVC double glazed window and central heating radiator complete the space.

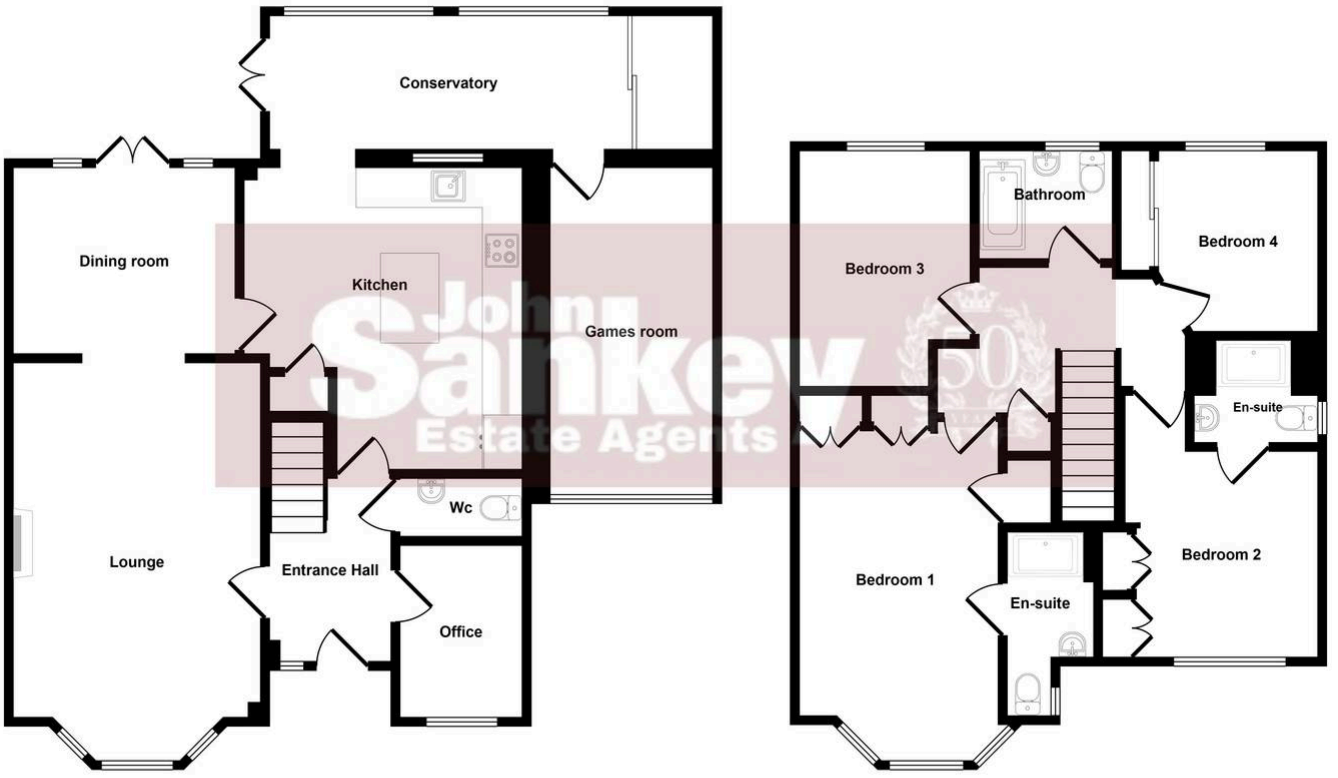


Outside
To the front of the property is a well maintained and low maintenance garden adding character and kerb appeal to the home. The property also benefits from off road parking for one vehicle, providing additional convenience. A pathway extends down the side of the property towards a side gate, offering access to the remaining outdoor spaces and rear garden. The generous rear garden is arranged over two levels and is mainly laid to lawn, providing plenty of space for outdoor activities, relaxing and entertaining. A patio area situated outside the conservatory and dining room creates an excellent connection between indoor and outdoor living, with space for garden furniture and seating. Mature trees and shrubbery border the garden, adding character to the outside space. The garden also offers plenty of opportunity for the new owners to make the space their own.





Additional Information
Tenure: Freehold Council tax band: D Mobile/Broadband Coverage Checker visit: 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.

A spacious and well presented four bedroom family home situated in a sought after location, offering generous living accommodation, versatile additional spaces and a well maintained rear garden. With four double bedrooms, multiple reception rooms and plenty of practical features throughout, this property is ideal for growing families or those looking for additional living space.

The ground floor offers a generous lounge with a feature fireplace, a separate dining room with direct access to the rear garden and a modern fitted kitchen with integrated appliances, an island unit and plenty of storage. Further accommodation includes a bright conservatory, a dedicated home office, a versatile games room which could also be utilised as an additional bedroom, and a convenient downstairs WC.

To the first floor are four well proportioned double bedrooms, with the two main bedrooms benefiting from fitted storage and their own en suite shower rooms. A family bathroom provides further convenience.

Outside, the property benefits from off road parking, a low maintenance front garden and a generous rear garden arranged over two levels. Mainly laid to lawn, the garden also features a patio area ideal for outdoor seating, relaxing and entertaining guests.

With four double bedrooms, two en suites, multiple living spaces, a home office and a generous garden, this property offers an excellent opportunity for families looking for a spacious and versatile home in a sought after location.

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