



274a Mansfield Road, Skegby, NG17 3DT

Guide Price **£495,000**

DavidJames
the estate agent



274a Mansfield Road

Skegby, Sutton-In-Ashfield

Council Tax band: E. Tenure: Freehold

EPC Energy Efficiency Rating: E

- Substantial detached bungalow situated on a good sized plot with planning permission for a three double bedroom detached dwelling to the front garden
- Four bedrooms, principal bedroom with dressing area and en-suite shower room/Wc, bedroom four/additional reception room
- Entrance porch with tiled flooring and exposed stonework, L-shaped entrance hallway
- Large lounge/dining room with feature fireplace, garden room with timber parquet flooring, exposed stonework and French doors to the rear garden
- Newly fitted kitchen with panelled units, timber finish worktops and integrated oven, hob, extractor and dishwasher
- Rear entrance lobby with storage, utility/Wc, bathroom/Wc with white suite and mains-fed shower
- Car port and garage to the side of the property with further studio/potential home office and greenhouse
- Situated on a large established plot of just over 1/3 of an acre with large lawned garden and driveway providing ample parking
- Double garage to the front of the driveway which would be demolished for the erection of the new build
- Details for the proposed new build can be found on the Ashfield District Council Planning Portal. Planning Reference Number: V/2025/0316









Approximate total area⁽¹⁾

234.2 m²

2521 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

GIRAFFE360



Floor 0 Building 1



Floor 0 Building 2



Floor 0 Building 3



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