



7 New Park Lane, Mansfield

Guide Price £575,000-£585,000 Freehold

FOUR BEDROOM SUSTAINABLE DETACHED PROPERTY • WELL EQUIPPED AND GENEROUS KITCHEN/DINER • EPC RATING: • COSY AND SPACIOUS LOUNGE WITH FEATURE LOG BURNER • DOWNSTAIRS WC, FIRST FLOOR FAMILY BATHROOM AND EN-SUITE • 25 SOLAR PANELS PROVIDING CHEAPER SUSTAINABLE LIVING • PRACTICAL DOUBLE GARAGE AND DRIVEWAY WITH ELECTRIC CHARGING POINT • SITUATED IN A PRIVATE GATED COMMUNITY



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

John Sankey







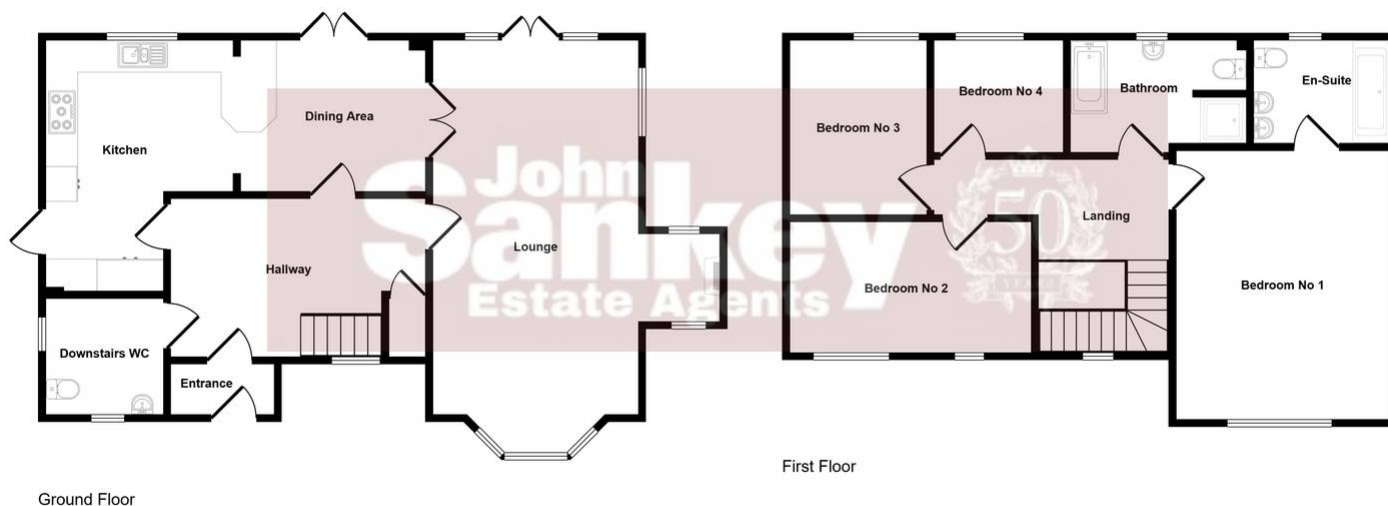
Outside

The front of the property offers a characterful and well-established setting, featuring a lawn alongside a variety of mature plants, trees and shrubbery which create an attractive frontage. To the side of the property is a generous driveway providing off-road parking and convenient access to the property, rear garden and garage. The driveway also benefits from an outside electric vehicle charging point. The rear garden provides a private and relaxing outside space arranged across multiple levels. A patio area positioned directly outside the kitchen/diner creates an ideal setting for outdoor dining, relaxing and entertaining. The second level of the garden is mainly laid to lawn and bordered by mature trees and shrubbery, providing plenty of greenery and privacy. An additional patio area offers further outdoor seating space and provides another peaceful spot to enjoy the garden.

Additional information

Tenure: Freehold Council tax band: E Mobile/Broadband Coverage Checker visit: www.ofcom.org.uk then click mobile & broadband checker. There are 25 solar panels are owned and are staying. If they get full asking price they will include the £12K worth of solar batteries. 2 x Tesla Powerwall 2s giving 27kwh of useable battery storage 1 x Solar controlled car charger. 1 x Solar powered water heater which can be used to heat the 170 litre hot water tank that drives both upstairs rain showers. In addition to the gas boiler if required.





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.

GUIDE PRICE £575,000-£585,000This impressive **four bedroom detached family home** offers generous and versatile accommodation throughout, situated within a **private, gated cul-de-sac setting**. Combining spacious family living with a range of modern and sustainable features, the property provides a practical and characterful home both inside and out is constructed with traditional style bricks in Flemish Bond, giving the house a high quality finish unseen on most houses constructed today.

and At the heart of the home is the **generous open-plan kitchen/diner**, offering an abundance of storage, integrated appliances, breakfast bar seating and plenty of room for family dining and entertaining. This is complemented by a spacious and cosy lounge featuring oak wood flooring, a bay window and well maintained log burner. Further ground floor benefits include a welcoming entrance hall, downstairs WC/utility space and useful storage.

Upstairs are **four well proportioned bedrooms**, including a generous main bedroom with its own en-suite shower room, alongside a modern family bathroom. One of the bedrooms is currently utilised as a stylish home office, offering flexibility for those working from home.

The property also benefits from a number of features suited to more **sustainable modern living**, including an electric vehicle charging point and two Tesla Powerwall battery units currently installed at the property. The inclusion of the Powerwall units within the sale is subject to an acceptable offer.

Outside, a driveway provides **off-road parking and access to the garage**, while the mature frontage adds plenty of character and kerb appeal. To the rear is a **private multi level garden** with lawn, mature trees and shrubbery, alongside multiple patio areas ideal for outdoor dining, relaxing and entertaining.

With its **four bedrooms, en-suite facilities, open-plan kitchen/diner, generous family lounge, garage, off-road parking, private garden and sustainable features**, this is a fantastic family home offering plenty of space for modern everyday living.



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

John Sankey

