





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 A • 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

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John Sankey

50 YEARS











Entrance Porch

A practical entrance porch featuring a composite front door and providing access into the main entrance hall. The space also benefits from a central heating radiator.

Entrance hall

A welcoming entrance hall that guides you through the ground floor of the home and sets the tone for the property. The space features oak wood flooring, useful understairs storage, a central heating radiator and power points. A distinctive circular double glazed window allows natural light into the hallway while adding character, alongside a further feature double glazed window which provides additional light to both the entrance hall and first-floor landing. Also included is a Nest central heating control for the downstairs heating.

Lounge

25' 7" x 12' 9" (7.79m x 3.89m)

A generous and cosy family lounge featuring oak wood flooring and plenty of natural light. A double glazed bay window overlooks the property, while double doors and additional double glazed windows further brighten the room and connect the living space with the outside. A feature nook with additional windows creates a characterful focal point, complemented by a well maintained log burner which has been cleaned annually. The room also benefits from coved ceilings, central heating radiators and power points throughout.

Kitchen/Diner

15' 7" x 11' 7" (4.74m x 3.53m)

A generously sized open plan Charles yorke kitchen with granite work tops and dining space, ideal for family living and entertaining. The kitchen features a range of wall and base units providing an abundance of storage and worktop space, alongside integrated appliances including a one-and-a-half bowl sink, NEFF oven and combination oven, fridge freezer and dishwasher. Tiled walls provide ease of maintenance, while an abundance of power points adds further convenience. (Dining area: 3.57m X 2.79m) A breakfast bar provides additional casual seating, while the main dining area offers enough space to comfortably seat six or more people. The room connects conveniently with the entrance hall and lounge, while double glazed doors provide direct access to the rear garden and allow plenty of natural light into the space. Further features include a double glazed window, central heating radiators and access to the outside spaces.

Downstairs Wc

A practical and convenient addition to the ground floor comprising a low flush WC and pedestal wash basin with mixer tap, alongside useful utility space. The room could also be utilised as a cloakroom and benefits from two double glazed windows, providing plenty of natural light, as well as a central heating radiator.

Landing

A generous and open landing area flooded with natural light from the property's tall feature double glazed windows, creating a bright and welcoming first-floor space. The landing also benefits from a central heating radiator, power points and a Nest first floor heating control panel.

Bedroom No 1

16' 8" x 13' 3" (5.08m x 4.03m)

A generous main double bedroom offering an abundance of space for a range of bedroom furniture. A double glazed window overlooks the front of the property and fills the room with natural light. Further features include a central heating radiator, power points and convenient access to a private en-suite shower room.

En-suite

A modern en-suite comprising a low flush WC, Jack and Jill-style vanity wash basin and a walk-in mains-fed shower. Tiled walls provide ease of maintenance, while the room also benefits from a central heating radiator, shaver point and double glazed window.

Bedroom No 2

15' 0" x 8' 4" (4.57m x 2.55m)

A well proportioned second double bedroom featuring two double glazed windows, allowing an abundance of natural light into the room. The bedroom also benefits from a central heating radiator and power points.

Bedroom No 3

10' 10" x 8' 10" (3.30m x 2.68m)

Currently utilised as a well-designed home office, this versatile room features wall panelling and a double glazed window overlooking the rear garden that includes Cat 5 cabling throughout. Power points are provided throughout, making it an ideal dedicated workspace. If desired, the room could easily be returned to use as a double bedroom, providing flexibility for a growing family.

Bedroom No 4

8' 3" x 6' 11" (2.52m x 2.12m)

A practical fourth bedroom featuring a double glazed window with Cat 5 cabling, central heating radiator and power points. This versatile space could also be utilised as a smaller home office, study or nursery depending on the needs of the new owner.

Family Bathroom

A modern family bathroom comprising a low flush WC, pedestal wash basin with mixer tap, bath and separate walk-in mains-fed shower. Tiled walls provide ease of maintenance, while a heated towel rail and double glazed window complete the space.

Garage

A generous double garage with electric up and over doors providing secure off road parking. The space also includes power points and lighting and could be utilised as a workshop space and storage.



Outside

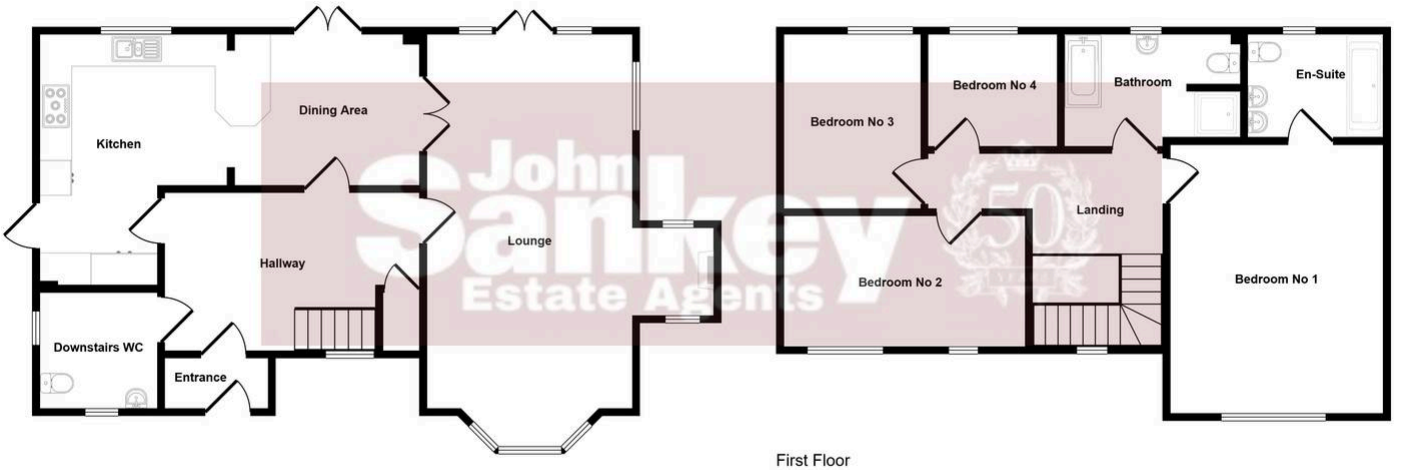
The front of the property offers a characterful and well-established setting, featuring a lawn alongside a variety of mature plants, trees and shrubbery which create an attractive frontage. To the side of the property is a generous driveway providing off-road parking and convenient access to the property, 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.

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