



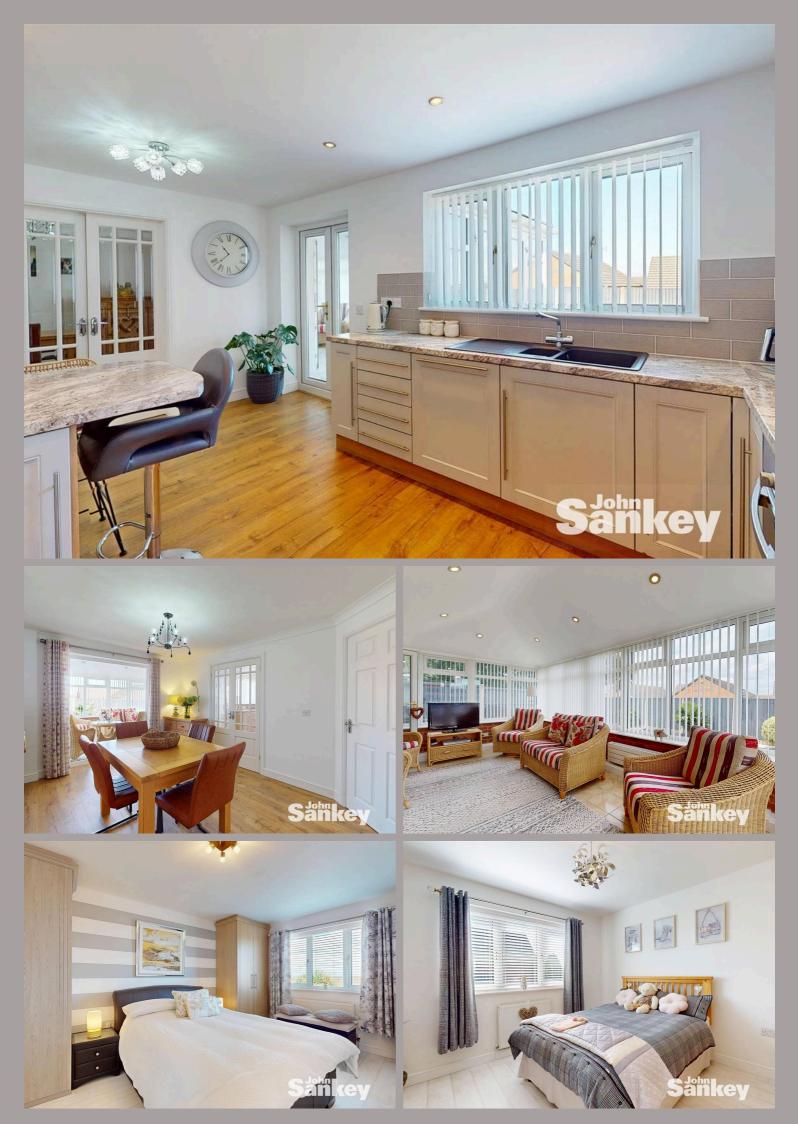
4 Ryecroft, Forest Town £399,950 Freehold

EPC RATING: C • PRIVATE CUL-DE-SAC LOCATION, VIEWING ESSENTIAL • IMMACULATE DETACHED FAMILY HOME • EN-SUITE TO MASTER BEDROOM, FAMILY BATHROOM & DOWNSTAIRS WC • FOUR SPACIOUS BEDROOMS ALL FEATURING FITTED WARDROBES • THREE RECEPTION ROOM, LOVELY KITCHEN & UTILITY



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How To Find The Property

Take the Southwell Road West out of Mansfield to the traffic lights at the brow of the hill by Fittapart, turn left into Carter Lane B6030 and continuing through the next set of lights past Forest Town high street before taking the eventual left turn onto Ryecroft where the property is located in a small private cul-de-sac, clearly marked by one of our sign boards.

Entrance Hall

The entrance hall is accessed via a composite door at the front of the property. This welcoming space sets the tone for the immaculate modern presentation of the home, featuring a laminate floor covering. Internal doors provide seamless access to the downstairs WC, lounge, and kitchen. A central heating radiator ensures warmth, and the stairs rise to the first floor with a feature glass balustrade.

Downstairs WC

The downstairs WC offers a low flush WC with a wall-mounted sink unit featuring a mixer tap. It includes a central heating radiator, laminate flooring, and a UPVC double glazed window to the front aspect.

Lounge

Dimensions: 5.61m max x 3.30m (18'5" max x 10'10"). The lounge is a spacious and lovely reception room with an electric fire centrepiece serving as a central feature. A UPVC double glazed bay window to the front aspect provides plenty of natural light. The room boasts laminate flooring, modern decoration, a central heating radiator, TV and power points.

Dining Room

Dimensions: 4.22m x 3.30m (13'10" x 10'10"). This generous-sized reception room is ideal for entertaining. It has laminate flooring and doors that seamlessly lead to the kitchen and conservatory, providing an open-plan flow and feel. The room also includes a central heating radiator and power points.

Kitchen

Dimensions: 4.80m x 3.35m (15'9" x 11'0"). The spacious kitchen comprises a comprehensive range of wall and base units with integral appliances, including a washer, fridge, and freezer. The work surface and breakfast bar area enhance functionality. There is a four-ring gas hob with an extractor above, an oven beneath, and a one-and-a-half bowl sink and drainer unit. Spotlights illuminate the space from the ceiling, and a UPVC double glazed window to the rear aspect overlooks the garden. The kitchen features laminate flooring, TV and power points, and open access to the utility room.

Utility

Dimensions: 2.34m x 2.06m (7'8" x 6'9"). The utility room benefits from matching base units and a work surface similar to the kitchen. It has space and plumbing for a washing machine and tumble dryer. The UPVC double glazed door and window provide natural light, with the door leading to the side & rear garden, laminate flooring, central heating radiator, and internal access to the integral garage.

Consevatory/Sunroom

Dimensions: 5.00m x 3.20m (16'5" x 10'6"). The conservatory is a superb-sized room with a recently installed solid roof and spotlights, making it usable all year round. It features two radiators, tiled flooring, TV and power points. The conservatory has UPVC double glazed windows and doors providing views and access to the garden, with two further sets of UPVC doors leading to the kitchen and dining room.

First Floor

Bedroom No

Dimensions: 4.67m x 3.30m (15'4" x 10'10"). Bedroom one is a large room with two fitted wardrobes. It is a light and bright space with a UPVC double glazed window to the rear aspect, enjoying views over the local area. The room has laminate flooring, a central heating radiator, TV and power points, and a door to the ensuite.

En-Suite

The modern ensuite comprises a WC, a sink unit with a mixer tap and storage cupboard beneath, a rainfall shower with feature wet wall boarding, and a bifold glazed door. Additional features include a chrome heated towel rail and a UPVC double glazed window to the side aspect.

Bedroom No 2

Dimensions: 3.35m x 3.30m (11'0" x 10'10"). This double bedroom features a UPVC double glazed window located at the front aspect . It has a central heating radiator, laminate flooring, fitted wardrobe, and power points.

Bedroom No 3

Dimensions: 3.35m x 2.74m (11'0" x 9'0"). The third bedroom is another double room with a UPVC double glazed window to the rear with views of the local area . It includes a central heating radiator, fitted wardrobes, laminate flooring, and power points.

Bedroom No 4

Dimensions: 3.00m x 2.74m (9'10" x 9'0"). This very generous-sized single room can accommodate a double bed. It benefits from fitted wardrobes, a UPVC double glazed window to the front aspect, a central heating radiator, and power points.

Bathroom

The bathroom is an immaculate three-piece suite featuring a low flush WC, a pedestal sink, and a panel bath with a mixer shower attachment. It includes part tiling to the walls and a UPVC double glazed window to the rear aspect.

Outside

The front of the property has a driveway providing parking for 2 to 3 vehicles comfortably, with a low maintenance frontage and access to the main entrance door. The rear garden is a beautifully maintained oasis, designed for ease of maintenance, featuring a spacious patio ideal for entertaining, an artificial lawn, slate and stone borders, an outside power source, and an outside tap. Gated access on both sides of the property leads round to the front.

Garage

Dimensions: 5.31m x 5.18m (17'5" x 17'0"). The spacious double garage has two doors to the front aspect, lighting, power, and houses the gas central heating boiler, which is approximately one year old we are told by our clients. Being integral, the garage offers versatility and the potential to convert to additional living space, subject to relevant permissions and depending on individual buyer needs.

Additional Information

Tenure: Freeholc

Council Tax Band: D

Mobile/Broadband Coverage Checker visit: www.ofcom.org.uk then click mobile & broadband checker.





