



## 34 Woodland Road, Forest Town

£275,000 Freehold

TWO BEDROOMS PLUS ATTIC ROOM WITH EN-SUITE • LOVELY DETACHED BUNGALOW WITH GCH • DRIVE, GARAGE & CARPORT • NO UPWARD CHAIN, CUL-DE-SAC LOCATION • LIVING ROOM, KITCHEN & CONSERVATORY. EPC RATING: E



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**John Sankey**









## How to find the property

Take the Southwell Road A6191 out of Mansfield to the brow of the first hill and turn left into Carter Lane at the traffic lights by Fittapart.

Continue straight ahead at the next traffic lights into Little Carter Lane and continue for approximately a quarter of a mile and then turn left into Ellesmere Road by the car wash. Take the third left turn into Woodland Road and the property is on the right hand side clearly marked by one of our signboards.

## Ground Floor

### Entrance Hall

The entrance hall, entered through a UPVC double-glazed door, features a central heating radiator, power points, and a convenient under stairs cupboard for storage. From here, internal doors lead to all areas of the bungalow's accommodation.

### Living Room

Dimensions: 3.63m x 3.33m (11'11" x 10'11"). The living room boasts a double glazed sliding door that provides access to the conservatory. An electric fire serves as a focal point within the room. Additionally, there is a central heating radiator, along with TV and power points. An archway leads through to the adjacent kitchen

### Conservatory

Dimensions: 2.87m x 2.24m (9'5" x 7'4"). The conservatory features laminate floor covering and a central heating radiator, ensuring comfort throughout the year. UPVC double glazed windows and doors provide views of the rear garden and offer access to the outdoor space. Additionally, there is a patio door connecting the conservatory to the lounge.

### Kitchen

Dimensions: 4.32m maximum x 2.29m (14'2" maximum x 7'6"). The kitchen is equipped with wall and base units, featuring a work surface that houses a 1 1/2 bowl sink and drainer unit with a mixer tap. A four ring electric hob and extractor are complemented by an oven beneath. The kitchen also boasts complimentary tiled splash backs and a UPVC double glazed window overlooking the rear garden, providing ample natural light. A central heating radiator ensures comfort, while a cupboard houses the gas central heating boiler. Additionally, there is a door to the side leading out to the driveway.

## Bedroom No. 1

Dimensions: 3.96m x 2.90m (13' x 9'6"). Bedroom one is a double bedroom with a bow UPVC double glazed window providing views to the front aspect. The room features fitted wardrobes and dresser drawer units, providing ample storage space. Additionally, there is coving to the ceiling, a central heating radiator and power points.

## Bedroom No. 2

Dimensions: 3.33m x 3.05m (10'11" x 10'). Bedroom two is situated at the front of the property and features a UPVC double glazed window, allowing natural light to illuminate the room. An electric fire centrepiece serves as a central feature. Currently utilised as a second sitting room, this versatile space also includes a TV point, power points, and a central heating radiator.

### Study

Dimensions: 3.07m x 1.68m (10'1" x 5'6"). The study, located to the rear side of the property, features a UPVC double glazed window overlooking the rear aspect, offering natural light. It is equipped with a central heating radiator and power point.

### Shower Room

The shower room is equipped with a three-piece suite, featuring a vanity sink unit with a mixer tap, a low flush WC, and a mains-fed shower cubicle. Spotlights illuminate the space from the ceiling, while modern tiling adorns the walls. A UPVC double-glazed window to the side elevation allows natural light to filter in, complementing the chrome heated towel rail.

## First Floor

### Attic Room

Dimensions: 3.71m x 3.63m (12'2" x 11'11"). The attic room, previously utilised as an additional bedroom, offers a UPVC double-glazed window with views to the rear aspect, allowing natural light to fill the space. A central heating radiator, fitted wardrobes provide ample storage. Access to a spacious eaves storage area further enhances functionality. Spotlights adorn the ceiling, providing illumination, and there are also power points. Additionally, the room features an ensuite accessed via a door, adding convenience. It's important to note that this addition predates the current owners' ownership and does not have the necessary building regulations or planning permissions.

### Attic Room En Suite

Dimensions: 2.26m x 1.65m (7'5" x 5'5"). The ensuite in the attic room comprises a pedestal sink, WC, and a panelled bath. Tiled walls and flooring contribute to a clean and contemporary aesthetic, while a chrome heated towel rail adds comfort.

## Outside

The property boasts a desirable position, featuring a double entrance driveway offering ample off-road parking. Iron gates on one side lead to additional parking and a covered carport, while a central pebbled feature enhances the aesthetic appeal. Gated access leads to the rear garden, which is generously sized and includes a patio area, perfect for outdoor seating. The well-maintained lawn provides space for relaxation and recreation. Access to both sides of the property leads to the front, pedestrian access through a garage door into the side of the garage. Practical amenities include two outside taps, while fenced and hedged boundaries for privacy.

## Garage

Up & over door, power and lighting with a pedestrian door at the side leading out to the rear garden.

## Additional Information

Tenure: Freehold

Council Tax Band: B

Mobile/Broadband Coverage Checker visit: [www.ofcom.org.uk](http://www.ofcom.org.uk) then click mobile & broadband checker.

