



2 Eden Low, Mansfield Woodhouse

£340,000 Freehold

A WONDERFUL DETACHED FAMILY HOME • FOUR BEDROOMS • MODERN LOUNGE & KITCHEN WITH INTEGRAL APPLIANCES
• DOUBLE GARAGE WITH ELECTRIC DOOR, UTILITY ROOM & DOWNSTAIRS WC • WELL REGARDED LOCATION, CLOSE TO LOCAL AMENITIES



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

John Sankey





How To Find The Property

Leave Mansfield via the A60 Woodhouse Road, continue through traffic lights at the Fourways. At the next set of traffic lights turn right onto New Mill Lane then the second right onto Eden Low and the property is on the right hand side, occupying a corner plot and clearly marked by one of our signboards.

Lower Ground Floor

Entrance Porch

Accessed via a UPVC double glazed door, this inviting entrance porch features tiled flooring and offers access to the main entrance hall through a further UPVC door.

Main Entrance Hall

The entrance hall showcases a stunning oak staircase with glass balustrade, complemented by Karndean flooring. There is a central heating radiator, ample power point outlets, and access to the lounge via the stairs. A further door leads to the inner hall which benefits from Karndean flooring and a convenient storage cupboard, the inner hallway provides access to the integral garage, Bedroom 4/home office, and the downstairs WC.

Downstairs WC

This practical space includes a low flush WC, sink unit with mixer tap, half-tiled walls, fully tiled flooring, a UPVC double glazed window to the rear, and a central heating radiator.

Bedroom No 4/ Home Office

11' 1" x 7' 11" (3.38m x 2.41m)

A versatile room that has previously served as a bedroom, home office, and therapy room. UPVC double glazed doors provide views and access to the rear garden. The room is equipped with a central heating radiator and power points, making it ideal for working from home.

Double Garage

16' 10" x 15' 2" (5.13m x 4.62m)

The double garage is fitted with a remote-controlled electric door, tiled flooring, power points, and houses the gas central heating boiler. The space offers potential for conversion, subject to relevant permissions, with the possibility of creating a granny annex due to the layout of the ground floor.

Utility Room

7' 11" x 6' 11" (2.41m x 2.11m)

The utility area boasts wall and base units with a work surface that houses a sink unit with a mixer tap. There is space and plumbing for a washing machine and tumble dryer. The room benefits from tiled flooring and a UPVC double glazed window to the side and a door to the rear garden, providing an abundance of natural light and access.

Upper Ground Floor

Lounge

17' 9" x 13' 4" (5.41m x 4.06m)

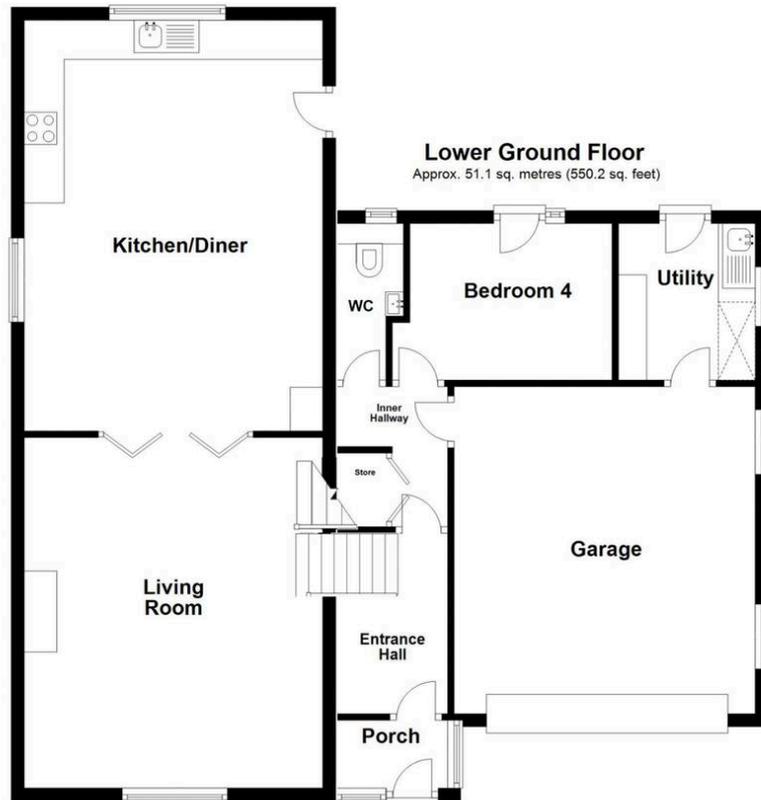
A beautifully presented space, the lounge features a gas fire with an oak surround and marble hearth, serving as a central feature. The UPVC double glazed window to the front aspect fills the room with natural light, and oak bi-fold doors lead to the kitchen, creating an ideal space for entertaining. The lounge also includes coving to the ceiling, a central heating radiator, TV, and power points.

Kitchen Diner

20' 10" x 13' 4" (6.35m x 4.06m)

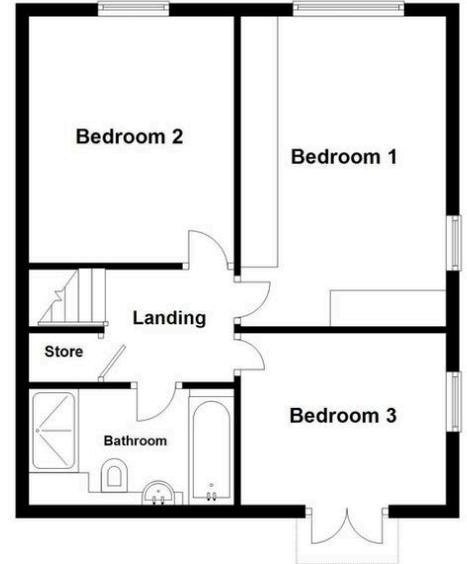
This spacious, modern kitchen comes equipped with integral appliances, including a fridge, freezer, and dishwasher. The quartz work surfaces house a Bosch induction hob with an extractor above and a double oven. The kitchen units, which feature soft-close doors and drawers, provide ample storage, while a central island with additional drawers and a wine rack offers a fantastic entertaining space. The dining area comfortably seats six people, and dual aspect UPVC double glazed windows and a UPVC door lead to the rear garden, making the room bright and inviting, a modern wall mounted vertical radiator plus another central heating radiator offer plenty of warmth and cozy atmosphere. Karndean flooring completes the space.

Upper Ground Floor
Approx. 54.4 sq. metres (585.1 sq. feet)



Lower Ground Floor
Approx. 51.1 sq. metres (550.2 sq. feet)

First Floor
Approx. 48.8 sq. metres (525.3 sq. feet)



Total area: approx. 154.3 sq. metres (1660.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of this floorplan, all measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan and its measurements are for illustrative purposes only.
Plan produced using PlanUp.

For More information regarding this property, please contact our office on 01623 627 247.



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