





# 41 Garwick Close, Forest Town

Guide Price £170,000-£180,000

DETACHED TWO BEDROOMED BUNGALOW • GARAGE AND DRIVEWAY • KITCHEN DINER • NO ONWARD CHAIN • EPC
RATING: D















## How to find the property

Leave Mansfield via the A60 Woodhouse Road and at the traffic lights at the four ways turn right onto Old Mill Lane, at the second mini roundabout turn left onto Sandlands Way, continue over two mini roundabouts and follow the road round to the right, then take the second right onto Holly Road and immediately left onto Garwick Close, then follow the road round to the right and the property is at the top of the cul-de-sac and can be identified by our for sale board.

## **Living Room**

Dimensions: 4.95m maximum x 3.38m (16'3" maximum x 11'1"). Having a uPVC bow window to the front making this a light and airy room, laminate floor and radiator.

## **Dining Area**

A composite door leading into the dining area with a uPVC window, opening to the kitchen and archway through to the living room and laminate flooring.

## Kitchen

Dimensions: 2.69m x 2.31m (8'10" x 7'7"). Fitted with wall and base units, cupboards and drawers, complimentary work surface over, inset sink with a mixer tap above, ceramic hob, extractor fan, tiled walls, integrated oven and uPVC double glazed window to the side of the property.

## **Inner Hallway**

Dimensions: 1.52m x 0.86m (5' x 2'10"). With doors leading to both bedrooms, shower room and storage cupboard,

## Bedroom No. 1

Dimensions: 3.76m x 3.00m maximum (12'4" x 9'10" maximum). Fitted with wardrobes, overhead cupboards, window looking into the conservatory, carpeted floor and central heating radiator.

## Bedroom No. 2

Dimensions: 2.79m x 2.67m (9'2" x 8'9"). Having a laminate floor, central heating radiator, loft access with loft ladder, part boarded and with the combination boiler. There is also access to the conservatory.

#### Conservatory

Dimensions: 4.45m x 2.29m (14'7" x 7'6"). Which is part walled and part double glazed and overlooking the rear landscaped garden with french doors leading outside.

#### **Shower Room**

Dimensions: 1.96m x 1.65m (6'5" x 5'5"). Having a three piece suite comprising of an enclosed shower, low flush w.c., wash hand basin with vanity unit, tiled walls, central heating radiator and opaque window to the side of the property.

#### Outside

#### **Approach**

A driveway providing off street parking leading to gated access to the rear garden.

## Garage

With an electric roller garage door.

## **Gardens Rear**

The rear garden is landscaped, low maintenance with spacious patio seating area, mature plants and fully enclosed.

# **Additional Information**

Tenure: Freehold

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

## Council Tax Band: A

Standard construction The combi boiler is in the loft and is approximately six years old. NO CHAIN There are solar panels on the roof leased from Guardian Solar Limited for 20 years with approximately 10 years remaining, expiring in 2034





