



# **33 Garwick Close, Forest Town** £175,000 Freehold

WELL PRESENTED DETACHED BUNGALOW • LOVELY LOUNGE, DINING AREA & CONSERVATORY • DRIVEWAY & PRIVATE LOW MAINTENANCE REAR GARDEN • NO UPWARD CHAIN, VIEWING HIGHLY RECOMMENDED • TWO DOUBLE BEDROOMS, EPC RATING: D



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## **Dining Room**

## 8' 3" x 7' 6" (2.51m x 2.29m)

Accessed via a composite door to the side of the property, the dining room is offered with natural light thanks to its UPVC double-glazed window to the front aspect. The room features laminate flooring, a central heating radiator, and open access to the kitchen, creating a seamless flow between the dining and kitchen areas. Beautiful curved feature wooden doors lead to the lounge.

# Living Room

# 16' 2" x 11' 1" (4.93m x 3.38m)

A spacious and inviting reception room with an electric fire as the centre piece, creating a cozy focal point. The room benefits from a UPVC double-glazed window to the front aspect. Additional features include coving to the ceiling, two central heating radiators, TV and power points.

## Kitchen

# 9' 6" x 7' 6" (2.90m x 2.29m)

This well-maintained kitchen offers a range of wall and base units, complemented by a work surface that houses a four-ring gas hob, sink with a mixer tap, plus a fitted oven and extractor fan are also included. A UPVC double-glazed window to the side aspect brings in natural light, while there's space and plumbing for a washing machine.

#### Bedroom No 1

# 12' 3" x 9' 8" (3.73m x 2.95m)

A spacious double bedroom featuring fitted wardrobes along one wall with mirrored doors, providing ample storage. A UPVC double-glazed window overlooks the rear garden, a central heating radiator and power point are also available.

#### Bedroom No 2

#### 8' 11" x 8' 11" (2.72m x 2.72m)

This generous-sized second bedroom offers versatility and features a UPVC double-glazed patio door that leads to the conservatory. The room also includes a central heating radiator and power point, making it ideal as a guest room or additional living space.

#### Conservatory

#### 9' 2" x 8' 0" (2.79m x 2.44m)

A delightful space to relax, the conservatory is fully UPVC double-glazed with views and access to the rear garden. It benefits from a central heating radiator, TV, and power point, making it a functional and comfortable room to enjoy throughout the year.

## Shower Room

The shower room comprises a three-piece suite, including a low-flush WC, a sink unit with a storage cupboard beneath, and a shower cubicle with an electric shower. Tiled walls and flooring, a UPVC doubleglazed window to the side aspect, a central heating radiator, and spotlights to the ceiling.

#### Outside

The front garden is designed for low maintenance, featuring a pebbled frontage with shrub planting. A resin driveway and gates provide off-road parking. The rear garden is a private retreat with an artificial lawn and offers a lovely space to relax. A pedestrian door provides access to the garage.

#### Garage

Has an electric roller door with remote control, power, and lighting. We have been informed by our client that the garage was re-roofed approximately three years ago, ensuring peace of mind. A pedestrian door from the garage also leads out to the rear garden.

# **Additional Information**

Tenure: Freehold

## Council Tax Band: A

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





