

60 Heatherley Drive, Forest Town Guide Price £300,000 - £315,000 Freehold

SPACIOUS LOUNGE WITH DOORS TO DINING ROOM • CLOSE TO HEATHERLEY PRIMARY SCHOOL AND ASDA SUPERSTORE • FOUR BEDROOM DETACHED FAMILY HOME • MODERN FITTED KITCHEN, UTILITY, AND SUNLIT CONSERVATORY • NO UPWARD CHAIN, EPC RATING: D



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





Entrance Hall

The entrance hall is accessed via a composite UPVC door. Internal doors lead to the lounge, kitchen and downstairs WC, stairs rise to the first floor with a cupboard beneath providing useful storage. A central heating radiator and power point.

Downstairs WC

Comprising briefly of a low flush, WC and wall mounted sink with towel splash backs. There is tiled flooring, a UPVC double glazed window to the side aspect and central heating radiator.

Living Room

Dimensions: 5.33m maximum into bay x 3.28m (17'6" maximum into. A spacious lounge benefiting from a bay UPVC double glazed window to the front aspect, an electric fire centrepiece with Adams style fire surround which sits as the central feature. There are two central heating radiators, coving to the ceiling, TV and power points with internal double doors leading to the dining room.

Dining Room

Dimensions: 3.28m x 2.67m (10'9" x 8'9"). Leading from the lounge the dining room will comfortably seat at least 4 to 6 people, coving to the ceiling, central heating radiator, power points and UPVC double glazed sliding patio door leads to the conservatory. Internal doors also lead to the kitchen and lounge.

Kitchen

Dimensions: 4.39m maximum x 3.45m maximum (14'5" maximum x 11'. A modern, fully fitted kitchen benefits from a comprehensive range of wall and base units with an integral dishwasher. A roll edge work surface houses a one & half bowl sink and drainer unit with a mixer tap and water filter tap. A four ring gas hob with fitted extractor above, eye-level double oven and complimentary tiled splash backs.. The stacker fridge freezer will be included within the property sale. A UPVC double glazed window to the rear aspect provides plenty of natural light. There is a central heating radiator and door to the utility.

Utility

Dimensions: 1.96m x 1.57m (6'5" x 5'2"). Haveing matching wall and base units to the kitchen, the utility further provides work surface with a sink unit with mixer tap. The washing machine and tumble dryer will also be included within the property sale, there is continuation tiled flooring from the kitchen, a central heating radiator and a UPVC double glazed door to the side gives access out to the rear garden.

Conservatory

Dimensions: 3.81m x 2.59m (12'6" x 8'6"). Superb addition to the property, having fully UPVC double glazed windows and doors providing views and access out to the garden. The conservatory offers versatility as it could quite easily be used as a second sitting area, a possible office space or perfect for just relaxing. It further benefits from a dual heater/air conditioning unit.

Bedroom No 1

Dimensions: 3.68m maximum x 3.38m (12'1" maximum x 11'1"). A superb sized master bedroom benefiting from a UPVC double glazed window to the front aspect which provides plenty of natural light to the room and elevated views towards the local area. A walk-in dressing area with shelving and hanging rails and feature circular window gives the feel of added luxury, there are central heating radiators to the dressing area and bedroom itself and an internal door leads to the ensuite.

En-Suite

Having a three-piece suite comprising briefly of a low flush WC, pedestal sink unit and shower cubicle with electric shower. There is partly tiled walls and fully tiled floor, a central heating radiator and a UPVC double glazed window to the side aspect.

Bedroom No 2

Dimensions: 3.71m x 2.77m (12'2" x 9'1"). Another generous sized double bedroom benefiting from fitted wardrobes, a UPVC double glazed window to the front aspect which provides natural light to the room and elevated views towards the local area. There is a central heating radiator and power points.

Bedroom No 3

Dimensions: 3.61m max into built in wardrobe x 2.59m (11'10" m. Bedroom three is again a double bedroom benefiting from fitted wardrobes to the alcove. A UPVC double glazed window overlooks the rear garden. There is also a central heating radiator and power points.

Bedroom No 4

Dimensions: 2.54m x 2.49m maximum (8'4" x 8'2" maximum). A generous sized single in our opinion, having a UPVC double glazed window overlooking the rear garden, central heating radiator and power points.

Bathroom

Comprising briefly of a three-piece suite which offers a low flush WC, pedestal sink and panelled bath with an electric shower over and bifolding glazed shower screen. There are partly tiled walls, a storage cupboard which houses the hot water cylinder, spotlights to the ceiling, central heating radiator and a UPVC double glazed window to the rear..

Outside

The property is situated in a lovely cul-de-sac position shared with three other properties. To the front there is parking comfortably for at least two cars gated access to the side lead round to the rear garden and there is a garage with open over door, power and lighting. The rear garden is enclosed by a walled boundary and timber fencing price. I love you space to relax entertain and the children to play. The garden consists of a paved patio area and lawn with dug out borders with shrubs planted. There are two storage compartments, both of which will be included within the property sale, there is an outside tap and gated access at the side leads round to the front.

Garage

Additional Information Tenure:Freehold

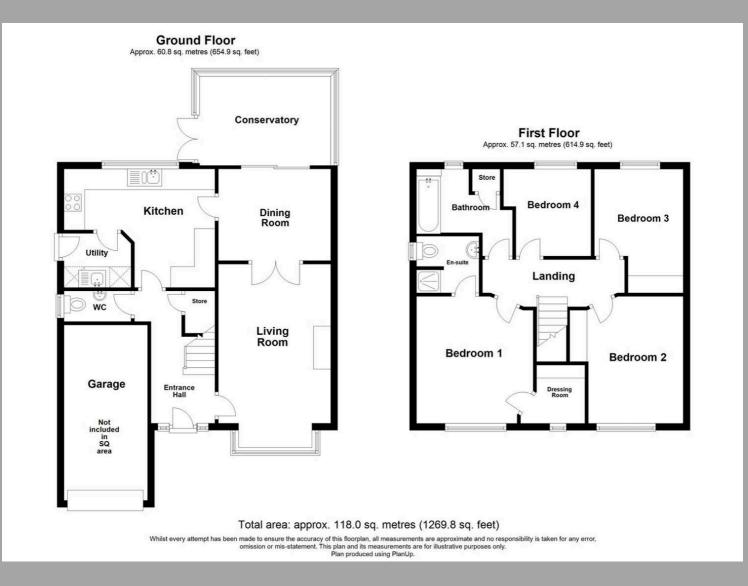
Council Tax Band: D

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









Important: These sale particulars are prepared as a guide only. No appliances or fitting have been tested. Room sizes are not to be relied upon for furnishings and are approximate. The floor plans are for illustration purposes only. Should you have questions, please contact our office.



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