



39 Abbott Road, Mansfield

"Offers Over" £215,000 Freehold

WELL-PRESENTED THREE-BEDROOM DETACHED HOME • RECENTLY INSTALLED DRIVEWAY PROVIDING OFF-ROAD PARKING FOR TWO CARS • FITTED KITCHEN WITH INTEGRAL APPLIANCES, EPC RATING: D • GARAGE AND LOW-MAINTENANCE PAVED REAR GARDEN • EARLY VIEWING HIGHLY RECOMMENDED



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John Sankey  50 YEARS



Entrance Hall

Accessed via a UPVC double glazed door, the hallway features a central heating radiator, laminate flooring, and stairs rising to the first floor. An internal door leads to the open-plan living and dining area.

Living/Dining Room

21' 10" x 13' 9" (6.65m x 4.19m)

This spacious L-shaped room benefits from a UPVC double glazed window to the front, allowing plenty of natural light. A central electric fire serves as a focal point, while the laminate flooring extends throughout. The dining area comfortably accommodates 4 to 6 people, with a sliding patio door providing access to the conservatory, a further door leads to the kitchen.

Conservatory

13' 3" x 8' 6" (4.04m x 2.59m)

A useful addition to the home, this UPVC double glazed conservatory offers a versatile second reception space with views of the garden. A central heating radiator ensures year-round usability, with convenient access to both the living/dining room and kitchen.

Kitchen

9' 11" x 8' 9" (3.02m x 2.67m)

Fitted with a range of wall and base units, the kitchen includes an integral fridge, freezer, dishwasher, and washing machine. A work surfaces houses a circular sink unit with a mixer tap, while an under-stairs storage cupboard provides additional space. The kitchen also features a four-ring electric hob with a double oven beneath and extractor above, spotlights to the ceiling, and a UPVC double glazed door leading to the conservatory.

First Floor

Bedroom No 1

11' 0" x 10' 0" (3.35m x 3.05m)

A double bedroom with fitted wardrobes featuring sliding mirror doors. A UPVC double glazed window to the front aspect allows for plenty of natural light, while the room is completed with laminate flooring, a central heating radiator, and power points.

Bedroom No 2

10' 9" x 10' 0" (3.28m x 3.05m)

Another double bedroom with fitted wardrobes along one wall, sliding mirror doors, and a UPVC double glazed window overlooking the rear. The room also benefits from laminate flooring, a central heating radiator, and power points.

Bedroom No 3

7' 7" x 7' 0" (2.31m x 2.13m)

A UPVC double glazed window to the front, central heating radiator, power points, and laminate flooring.

Bathroom

The bathroom comprises a modern three-piece suite, including a low flush WC, pedestal sink with mixer tap, and a panelled bath with a mains-fed rainfall shower above. Wet wall boarding surrounds the bath area, and the space is completed with a chrome heated towel rail, a fitted mirror, and a UPVC double glazed window to the rear.

Outside

The front of the property features a recently installed driveway providing off-road parking for two cars, with steps leading to the main entrance which is a particular feature to this home. The rear garden is designed for low maintenance, with electric gated access leads onto a shared drive area which splits to the property's driveway. The paved garden is ideal for seating, plus a garage to the rear includes an up-and-over door and a pedestrian UPVC door for additional access to the front.

Additional Information

Tenure: Freehold

Council Tax Band: B

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

