



39 Abbott Road, Mansfield

"Offers Over" £215,000 Freehold

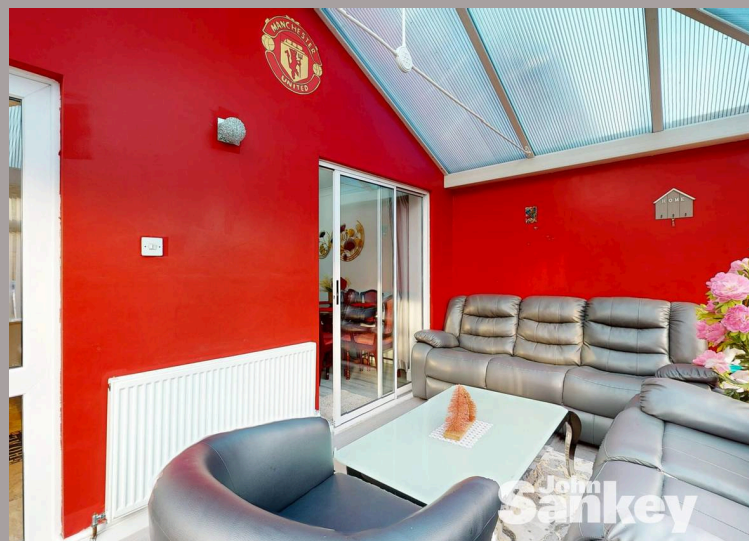
WELL-PRESENTED THREE-BEDROOM DETACHED HOME • RECENTLY INSTALLED DRIVEWAY PROVIDING OFF-ROAD PARKING FOR TWO CARS • FITTED KITCHEN WITH INTEGRAL APPLIANCES, EPC RATING: D • GARAGE AND LOW-MAINTENANCE PAVED REAR GARDEN • EARLY VIEWING HIGHLY RECOMMENDED



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John Sankey





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 idea 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

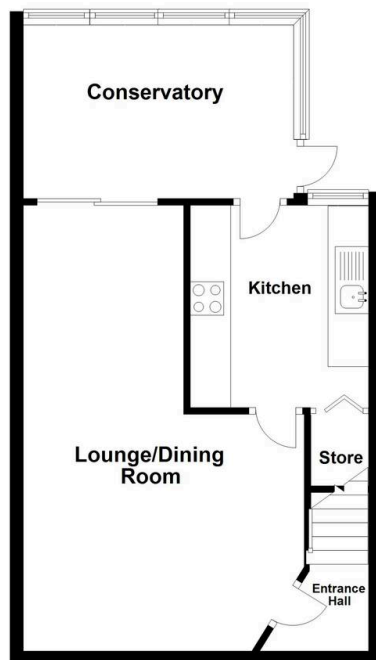
Council Tax Band: B

Mobile/Broadband Coverage Checker visit:
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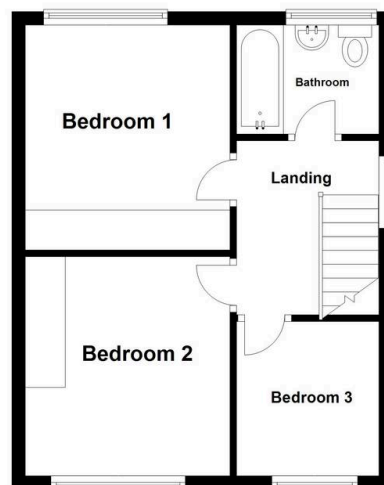
Ground Floor

Approx. 45.3 sq. metres (487.1 sq. feet)



First Floor

Approx. 35.6 sq. metres (383.1 sq. feet)



Total area: approx. 80.8 sq. metres (870.2 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 mis-statement. This plan and its measurements are for illustrative purposes only.
Plan produced using PlanUp.