



17 Perlethorpe Avenue, Mansfield

GUIDE PRICE £240,000 – £250,000 Freehold

THREE-BEDROOM SEMI-DETACHED HOME – A WELL-PRESENTED PROPERTY OFFERING STYLISH AND MODERN LIVING. • IDEAL FOR ENTERTAINING – OPEN-PLAN KITCHEN/DINER, FRENCH DOORS TO THE GARDEN, AND A DEDICATED BAR ROOM OUTSIDE. • MODERN & STYLISH INTERIOR – IMMACULATELY KEPT WITH CONTEMPORARY DÉCOR THROUGHOUT. • POPULAR LOCATION – CLOSE TO LOCAL AMENITIES, SCHOOLS, AND EXCELLENT TRANSPORT LINKS. • LANDSCAPED GARDEN & AMPLE PARKING – DRIVEWAY, GARAGE, AND A BEAUTIFULLY DESIGNED OUTDOOR SPACE.



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John Sankey





Entrance Hall

A welcoming entrance hall filled with character, featuring original details such as decorative cornicing and a picture rail. The staircase rises to the first floor, complemented by stylish panelled walls. A useful under-stairs cupboard provides additional storage, while a central heating radiator ensures warmth. Internal doors lead to the open-plan kitchen/dining room and living room.

Living Room

12' 0" x 12' 0" (3.66m x 3.66m)

A beautifully presented space where a multi-fuel burner takes centre stage, creating a cosy and inviting atmosphere. A UPVC double-glazed bay window floods the room with natural light, enhancing the modern décor. The room also benefits from laminate flooring, a central heating radiator, power points, a feature ceiling rose, and elegant coving.

Open Plan Kitchen/Dining Room

18' 9" x 13' 9" (5.72m x 4.19m)

Designed for entertaining, this open-plan space seamlessly connects cooking and dining areas. The dining section enjoys natural light from UPVC double-glazed French doors, which open onto the rear garden, while laminate flooring adds a contemporary touch. A central heating radiator and ample power points complete the space, with open access to the kitchen.

Kitchen

A stylish and practical kitchen fitted with a range of wall and base units, integrated appliances including a washing machine and dishwasher, and a work surface housing a sink and drainer unit. A five-ring gas hob with an extractor, a fitted oven and tiled flooring adds durability to the space. A composite door to the side provides convenient access to the driveway, while a rear-facing window offers lovely garden views.

First Floor

Bedroom No 1

13' 10" x 10' 11" (4.22m x 3.33m)

A beautifully styled double bedroom featuring a striking panelled feature wall and fitted wardrobes with mirrored doors, offering excellent storage solutions. A UPVC double-glazed window to the front allows plenty of natural light to fill the room, while a central heating radiator and power complete this contemporary space.

Bedroom No 2

10' 11" x 9' 11" (3.33m x 3.02m)

Another generously sized double bedroom, neutrally decorated and overlooking the rear garden through a UPVC double-glazed window. The room also benefits from a central heating radiator and power points.

Bedroom No 3

9' 3" x 7' 6" (2.82m x 2.29m)

A well-proportioned single bedroom with a UPVC double-glazed window to the front, central heating radiator, and power points, making it a versatile space for a child's room, home office, or dressing room.

Bathroom

A stylish and modern suite comprising a low-flush WC, a vanity sink unit with a mixer tap, and a bath with a mains-fed shower over and a fitted glazed shower screen. Spotlights illuminate the ceiling, while a UPVC double-glazed window to the rear allows for natural ventilation. A central heating radiator provides warmth.

Outside

The property benefits from a driveway with gated access leading to additional parking at the side, offering space for a motorhome, or a caravan if required. The rear garden is thoughtfully landscaped and offers a combination of paved and decked patio areas—perfect for outdoor dining and entertaining. A lawned area leads to a summer house/bar, adding to the appeal of this fantastic outdoor space. An outside tap and a shed, which is included in the sale, provide additional practicality, and a gate allows easy access to the driveway.

Bar Room

Currently utilised as a fantastic bar area, this versatile space will be included within the property sale. Whether used for entertaining, a home office, or even a gym, it offers endless possibilities. The room features laminate flooring and is an ideal retreat for social gatherings or relaxation.

Garage

Up & over door from the driveway, the garage provides a very useful area for storage.

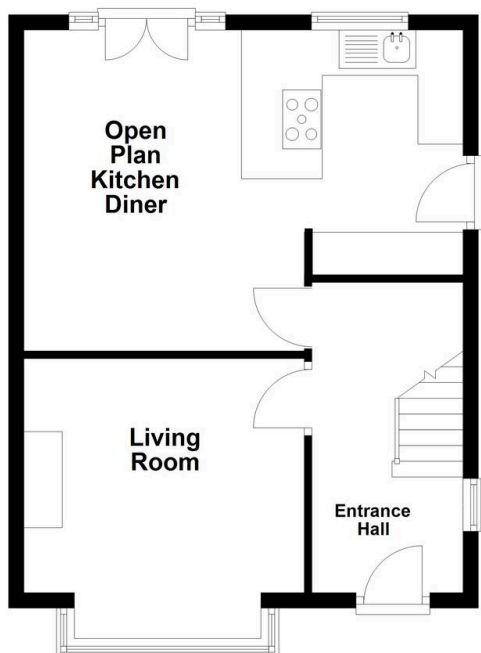
Additional Information

Tenure: Freehold Council Tax Band: B Mobile/Broadband Coverage Checker visit: www.ofcom.org.uk then click mobile & broadband checker.



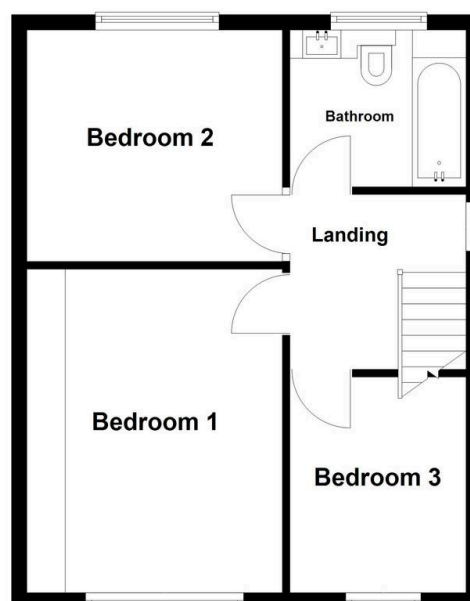
Ground Floor

Approx. 42.7 sq. metres (459.4 sq. feet)



First Floor

Approx. 42.0 sq. metres (451.6 sq. feet)



Total area: approx. 84.6 sq. metres (911.1 sq. feet)