



35 Sandycliffe Close, Forest Town

Guide Price £425,000 – £435,000

GENEROUSLY SIZED FIVE BEDROOM DETACHED PROPERTY • PRACTICAL OFFICE SPACE AND SNUG • EPC RATING: C • OPEN PLAN LOUNGE AND DINER CONNECTING TO THE OUTDOOR SPACES • WELL EQUIPPED KITCHEN WITH BREAKFAST BAR AND SERVICE HATCH • DOWNSTAIRS WC, FAMILY BATHROOM AND EN-SUITE • GENEROUS OUTDOOR LIVING SPACE WITH DOUBLE GARAGE AND DRIVEWAY FOR OFF ROAD PARKING • SITUATED IN A HIGHLY SOUGHT AFTER AREA CLOSE TO LOCAL AMENITIES



41 Albert Street, Mansfield, NG18 6AN
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John Sankey





Garage

17' 4" x 17' 4" (5.28m x 5.28m)

A double garage with an electric up and over door. it includes ample storage including a practical loft space, power points and also includes a UPVC double glazed window and side door.

Outside

Situated away from the road in a quiet cul-de-sac, this property features a drive ideal for off road parking. It's surrounded by mature shrubbery and space at the front increasing its character and appeal. A side gate provides access to the kitchen and rest of the outdoor space. The rear garden offers a patio area ideal for outdoor seating and entertaining. The remainder of the garden is mainly laid to lawn, bordered by mature shrubbery and trees. A summerhouse provides useful additional storage or outdoor living space increasing its versatility and adds to the already characterful home.

Additional Information

Tenure: Freehold Council tax band: D Mobile/Broadband Coverage Checker visit: www.ofcom.org.uk then click mobile & broadband checker.





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snippy 350.

These brochures are produced as a guide only. The floor plan and measurements are not to be used for furnishing or any other purposes and are approximate.

Guide Price £425,000-£435,000A spacious and well-presented family home offering versatile living accommodation throughout. This five bedroom detached property benefits from multiple reception areas, including an open-plan lounge and dining space with feature fireplace and double doors opening onto the rear garden, as well as a separate snug and a dedicated home office accompanied by a downstairs wc, offering an adaptable space to turn into ground floor living spaces. The generous kitchen provides ample storage, space for additional appliances, and direct access to the garden, making it ideal for family life and entertaining.

Upstairs, the home offers five well-proportioned bedrooms, including a principal bedroom with en-suite, along with a modern family bathroom. Further highlights include UPVC double glazing throughout, gas central heating, and ample power points across the property.

Externally, the property is situated away from the road. The front features a driveway and garage for off road parking and access to the rear. The rear garden features a patio area for outdoor seating, a lawn bordered by mature shrubs and trees, creating a private and practical outdoor space. The rear garden also includes a summerhouse previously used as a teenage 'den', crafting workshop and office space due to it having mains power. Additionally the rear garden is mostly fenced with remaining sections having holly hedge but is still secure and suitable for dogs.

Overall this makes for a brilliant family home for anyone looking to up size and have practicality and convenience in mind. With its quiet cue-de-sac location that is a walking distance to local shops and schools it has everything to offer for its next family.



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