



25 Hawksworth Avenue, Forest Town

£249,500 Freehold

THREE BEDROOM CORNER PLOT BUNGALOW • GENEROUS SIZED LOUNGE WITH FEATURE FIREPLACE • NO CHAIN, EPC RATING: C • PRACTICAL STORAGE SPACE THROUGHOUT • GARAGE WITH UP AND OVER DOOR AND OFF ROAD PARKING • AN ABUNDANCE OF OUTDOOR SPACE AT THE FRONT AND REAR • SITUATED IN A RELAXING AND SOUGHT AFTER AREA



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Entrance Hall

The property is entered via a porch, seamlessly blending indoor and outdoor living. This welcoming entrance hall guides you through the entirety of the home and provides a practical and inviting first impression. It features useful built-in storage, including a cupboard housing the boiler, along with a central heating radiator and power points.

Lounge

17' 9" x 11' 1" (5.41m x 3.38m)

A generously sized and comfortable lounge featuring a characterful fireplace with electric fire. The room benefits from two UPVC double-glazed windows, including a bay window, which flood the space with natural light. Additional features include central heating radiators and power points throughout.

Kitchen

8' 7" x 7' 5" (2.62m x 2.26m)

The kitchen is fitted with a range of wall and base units, offering an abundance of storage. It houses an integrated oven and hob with extractor fan, along with a one-and-a-half bowl sink. There is space for additional appliances, and tiled splashbacks surround the units for ease of maintenance. Further benefits include a UPVC double-glazed window, central heating radiator, and power points.

Dining Room

17' 8" x 8' 9" (5.39m x 2.67m)

A generously sized dining room capable of comfortably seating eight or more people, providing an excellent additional living and entertaining space. The room enjoys views over the rear garden and features a UPVC double-glazed window along with UPVC double-glazed sliding doors that connect indoor and outdoor living. Central heating radiators and power points complete the space. Additionally, this room could be repurposed back to a third bedroom if desired.

Bedroom No 1

12' 6" x 11' 1" (3.81m x 3.38m)

A generously sized double bedroom featuring fitted wardrobes and additional storage, including a dressing table. Two UPVC double-glazed windows fill the room with natural light and offer views of the rear garden. The room also benefits from a central heating radiator and power points.

Bedroom No 2

9' 7" x 8' 2" (2.92m x 2.49m)

The second bedroom includes a fitted wardrobe for added practicality, along with a central heating radiator, power points, and a UPVC double-glazed window overlooking the front of the property.

Shower room

The shower room comprises a base unit concealing a vanity sink, a low-flush WC, and a walk-in mains-fed shower. The space also benefits from a central heating radiator and two UPVC double-glazed windows, allowing for natural light and ventilation.

Garage

18' 3" x 9' 1" (5.57m x 2.76m)

A generously sized garage with an up and over door and window for natural light. This space offers practicality and convenience allowing for additional storage and work space with the home.



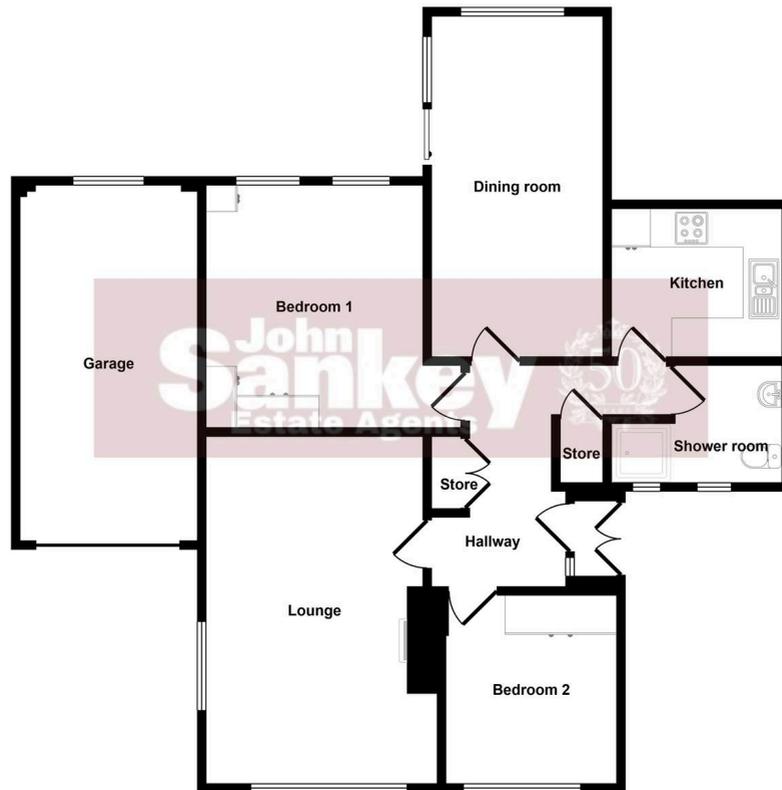
Outside

Occupying a desirable corner plot, the property includes garden space that wraps around the front and side of the home, predominantly laid to lawn and enhanced by mature shrubbery, creating excellent kerb appeal. The exterior also benefits from a driveway providing off-road parking and a side gate offering access to the remainder of the outdoor space. To the rear, the garden features a patio area ideal for relaxing and entertaining, with the remainder laid to lawn and bordered by established plants and shrubs, offering a pleasant and private outdoor setting.

Additional information

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





Floorplan

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 Snappy 360.

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.

Set on a desirable corner plot in a quiet and relaxing location, this well-presented bungalow offers spacious and versatile accommodation ideal for comfortable single-level living. The property features multiple reception spaces, a fitted kitchen, three generous bedrooms, and shower room. Internally this room provides comfort, convenience and practicality throughout.

Externally, the bungalow benefits from wrap-around garden space, a private driveway providing off-road parking, and a well-maintained rear garden with patio area, perfect for relaxing or entertaining. Offering a peaceful setting combined with practical living space, this property presents an excellent opportunity for a range of buyers.



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