



England & Wales	
EU Directive 2002/91/EC	
Min energy rating - lower CO2 emissions	
A	1-10
B	11-15
C	16-20
D	21-25
E	26-30
F	31-35
G	36-50

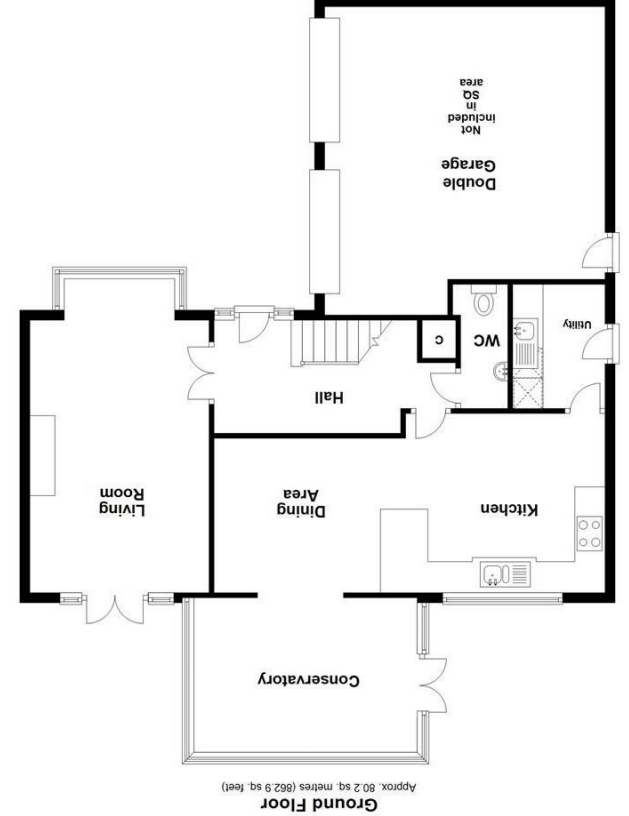
England & Wales	
EU Directive 2002/91/EC	
Min energy rating - lower running costs	
A	1-10
B	11-15
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F	31-35
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41 Albert Street, Mansfield, Nottinghamshire, NG18 1EA  
 Sales: 01623 627247 Lettings: 01623 859111  
 Email: enquiries@johnsankey.com Email: valuations@johnsankey.com  
 Email: lettings@johnsankey.com www.johnsankey.com

**John Sankey**  
 Estate Agents Valuers Surveyors Lettings

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 is for illustrative purposes only. Illustrations are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for information only. Measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for information only. Measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for information only.



49 Derwent Avenue, Mansfield, Nottinghamshire, NG18 3PD  
 £325,000

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# Derwent Avenue

## Mansfield

WOW, WOW, WOW Size and style all in one with this five bedroom detached house in popular residential location, close to local amenities, bus routes and gym. Accommodation comprises of hallway, open plan kitchen/diner/conservatory, utility room, dual aspect lounge with log burner, five first floor bedrooms, two with en suites and a family bathroom, double garage, parking for numerous vehicles and rear enclosed landscaped garden. Viewing is essential to appreciate what this magnificent deceptively spacious property has to offer.

### How to find the property

Leave Mansfields via Radcliff Gate onto Rock Hill then Southwell Road. Continue up and then turn left onto Big Barn Lane. Then take the second right onto Derwent Avenue and the property is in the top corner on the left hand side.

### Ground Floor

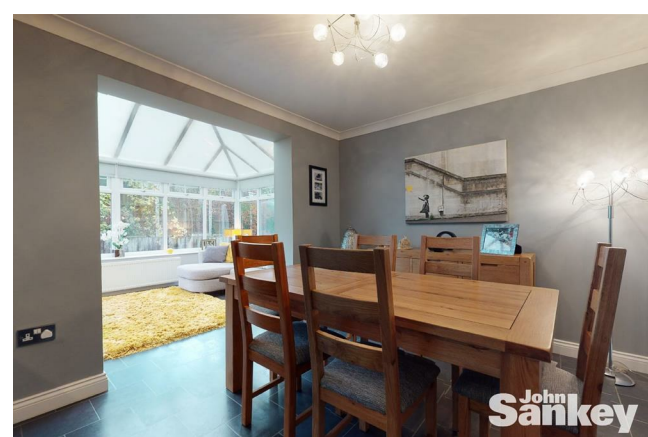
#### Hallway

Composite door and two side windows, stairs rising to first floor, radiator, laminate flooring, oak doors to kitchen, w.c and under stairs storage and double part glazed doors to lounge.

#### Lounge

179 x 119

Upvc double glazed French doors opening out onto the rear garden and two side windows as well as Upvc double glazed window to the front making this room light and airy, radiator, log burner and laminate flooring.



#### Kitchen

25'7 x 12'

Fitted with a modern contemporary range of wall and base units, cupboard and drawers, integrated dishwasher, induction hob with extractor fan over, oven, space for American style fridge/freezer, Upvc double glazed window to rear, laminate hoke style floor, solid oak worktops, space for table and chairs and opening out into the conservatory.

#### Conservatory

15'4 x 10'3

Upvc double glazed with door leading out into the garden and tiled floor.

#### Utility Room

8'10 x 5'10

With a range of wall and base units, plumbing for washing machine, space for dryer, spotlights to ceiling and Upvc double glazed door leading to the rear garden.

### First Floor

#### Galleried Landing

Central heating radiator, Upvc double glazed window to front and doors leading to bedrooms and family bathroom.

#### Master Bedroom

16'2 to fitted wardrobes x 11'8

Upvc double glazed window to the front, two central heating radiators, fitted wardrobes to one wall and door to the en suite shower room.

#### En Suite

8'2 x 6'3

Double walk in shower, part tiled walls, tiled floor, low flush w.c, wash hand basin, chrome heated towel rail, Upvc double glazed window and extractor fan.

#### Bedroom No. 2

18'2 x 13'5

Laminate flooring, Upvc double glazed window to the rear, central heating radiator and door to second en suite bathroom.

#### Second En Suite

8'9 x 8'

Fitted with a corner shower housing mains shower, wash hand basin, low flush w.c, fully tiled walls and floor, extractor fan and central heating radiator.

#### Bedroom No. 3

13'6 x 12'2

Upvc double glazed window to rear, central heating radiator and laminate flooring.

#### Bedroom No. 4

10'9 x 12'

Upvc double glazed window to rear and central heating radiator.

#### Bedroom No. 5

8'9 x 8'

Upvc double glazed window to front and central heating radiator. Please note this is currently being used as an office.

#### Family Bathroom

Corner bath with taps and hand held shower tap, low flush w.c, wash hand basin, fully tiled walls and floor, extractor fan and Upvc double glazed window.

#### Outside

##### Double Integral Garage

18'1 x 18'8

Two up and over doors, lighting, electricity and extra door leading to the rear garden.

#### Gardens Front

Fully block paved leading to garage and has parking for several vehicles.

#### Gardens Rear

Laid to lawn, low maintenance area, slabbed patio area with raised borders with plant and shrubs, balustrade and gated access to both sides of the property leading to the front.

#### Agents Note

The central heating boiler was fitted in August 2020 and is guaranteed. The council tax band is E. Viewing is essential to appreciate the size and standard of the accommodation on offer.

