SJI PROPERTIES

ESTATE AGENTS

Wycombe Grange, Forest Town, Mansfield NG19

Guide Price £295,000



Features

- Detached Beautiful family Home - Larger than you think!
- Convenient quiet location – shared drive, Cul-de-sac location.
- 3 Bedrooms all very generous in size
- Family bathroom.
- En-Suite
- Fitted wardrobe and built-in storage
- Private Off-Street Parking.
- Private Rear Garden & storage shed.
- Gas central hearing with Nest integration
- UPVC Double glazing throughout.
- Fitted security alarm

- Open plan Kitchen diner.
- Conservatory
- Integrated kitchen appliances included – Oven, Hob, Microwave & Dishwasher, Fridge & Freezer.
- Council Tax Band C – information is taken from www.gov.uk/council-tax-bands

Full Description

Entrance Hall
The double glazed black composite entrance door leads you into the entrance hall with stairs ahead leading to the first floor and access right into the;

Lounge 3.25m x 4.33m (10ft8 x 14ft3)
A beautiful Lounge with a bay window to the front (with radiator under), carpet and hidden wiring allowing for a wall-mounted TV. Central heating radiator, a double-glazed window to the front aspect. Double sliding internal door leads to the Kitchen / Diner area allowing for an open plan layout.

Kitchen 5.90m x 2.70m (19ft7 x 9ft)
Beautiful modern kitchen with attractive wall and base units with complimentary work surfaces. Complimentary splashbacks are also provided above the worksurfaces. Wood effect flooring is provided throughout the kitchen / diner area.
A grey inset sink and drainer is located under a double-glazed window which overlooks the rear garden. Included in the sale is an integrated electric oven, electric hob, integrated fridge, integrated freezer, integrated microwave and integrated dishwasher.
Two vertical tall radiators compliment the kitchen units along with brushed chrome light switches and sockets.
Additional storage under the stairs is also accessed from the kitchen ideal for your cleaning products and storage.
Utility room and ground floor toilet Is accessed off the Kitchen near the side exit door.
Next to the breakfast bar and dining area, double glazed sliding patio doors lead into the Conservatory.

Conservatory 3.20m x 3.50m (10ft9 x 11ft6)
A small wall with large double-glazed windows and patio doors leads out into the private rear garden. The whole conservatory is provided with a tiled floor and vertical blinds to all windows and patio doors. The conservatory overlooks the rear garden with double glazed doors providing access out.

Utility 2.3m x 2.10m (7ft10 x 7ft1)
Off the Kitchen, a generously sized utility room. This area has provision for a washer and dryer and more additional storage cupboards. The Gas combination boiler is also located here with nest thermostat integration. A stainless steel sink with a mixer tap is also provided set within the worktop. A white tile splashback is provided above the worktop area.

WC 1.0m x 1.50m (3ft5 x 5ft1)
Opposite the Utility Room is the ground floor toilet with white Wc & basin with mixer tap. Elegantly decorated with wall tiles and a wall-mounted towel radiator.

First-floor landing
landing located off the stairs leading to the three bedrooms and family bathroom.

Bedroom One 4.30m x 3.20m (14ft2 x 10ft8)
A double-sized bedroom with fitted wardrobe and mirrored sliding doors, carpet, radiator and double-glazed window overlooking the front. An additional storage area is accessed via a full sized door over the stair. This bedroom also has an En-suite.

En-Suite 1.5m x 1.70m (5ft x 5ft8)
Beautifully decorated with wall tiles to match the white toilet and wash hand basin with a chrome mixer tap, tiled floor and heated towel rail, extractor fan, and shower with curved shower screen which is located in the corner. Both the towel rail and shower are heated via the main combi-boiler.

Bedroom Two 5.3m x 2.6m (17ft7 x 8ft8 reducing to the rear)
This large bedroom benefits from a front-to-rear aspect with double-glazed windows (with radiators under) overlooking the front and rear garden. This room could possibly be split to form two rooms subject to meeting associated guidance and regulations such as planning and building regulations etc (please ensure you seek professional advice and associated planning/building regulation approval should you consider this alteration). Laminate floor finish is provided throughout with painted walls and coving to the ceiling perimeter.

Bedroom Three 2.13m x 2.77m (7ft x 9ft1)
A generous-sized bedroom, currently used as a study. A double-glazed window with a radiator under, overlooks the rear aspect and garden and the floor is provided with a carpet.

Family bathroom 2.3m x 1.80m (7ft7 x 6ft1)
A beautifully presented family bathroom comprises of a white suite, bath with a shower and shower screen (shower heated by the combi -boiler), extractor fan, Wc and wash basin with chrome mixer tap. Tiled floor throughout. An obscure double-glazed window with radiator under overlooks the rear of the property.

Outside
The front entrance door to the property is located under a mono pitched roof. External lighting is also provided at the entry. The low-maintenance driveway allows for parking (2/3 cars) with access to the front via an electric roller shutter garage styled door (the store is not of suitable size for car storage). A secure steel gate to the side of the property leads to the rear garden and side kitchen access door.
The rear offers two patio areas. Patio adjacent the conservatory and another at the bottom of the garden allowing plenty of options for your garden furniture and when entertaining guests. There is even a brick-built BBQ area located adjacent to the seating area at the bottom of the garden.
A shed is also included for your gardening tools and garden furniture.
With a well-maintained lawn with planting and fenced boundaries, the garden is an ideal secure area for your family to enjoy.
An outside water tap and external security lighting is also provided..

Contact Us

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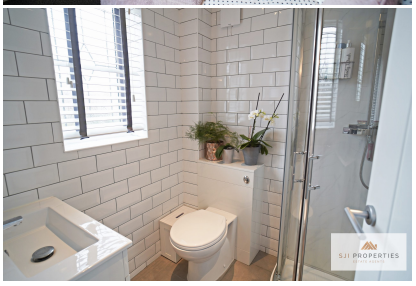


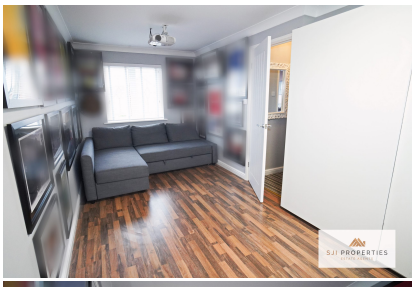


















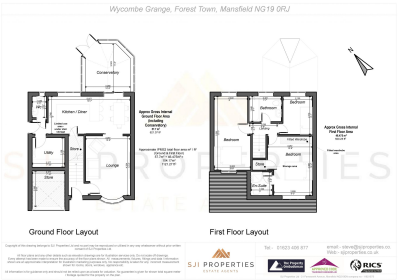












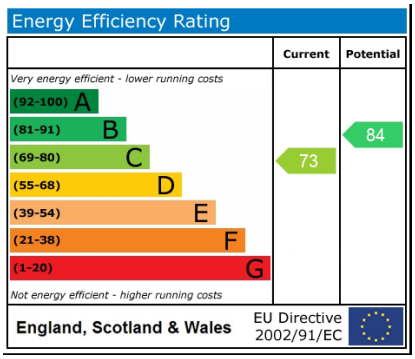


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