



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

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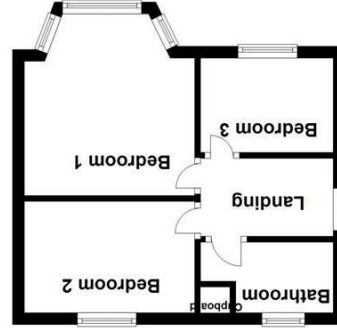


41 Albert Street, Mansfield, Nottinghamshire, NG18 1EA  
 Sales: 01623 627247 Lettings: 01623 859111  
 Email: enquiries@johnsankey.com Email: valuations@johnsankey.com  
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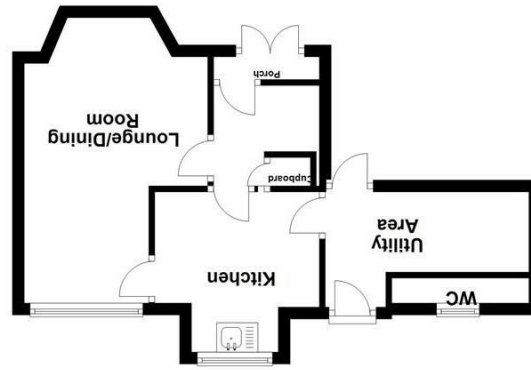


**John Sankey**  
 Estate Agents

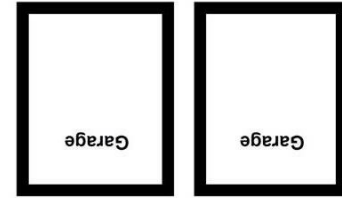
This floor plan is for illustration purposes only. It is not to scale, please do not rely on this floor plan for room dimensions or any other purpose. Plan produced using Planlup.



First Floor



Ground Floor



31 Fairfield Drive, Mansfield, Nottinghamshire, NG18 3EQ  
 No Onward Chain £295,000

**John Sankey**  
 Estate Agents





# Fairfield Drive

## Mansfield

Don't miss out on this detached traditional gem of a property, standing proud at the top of a cul-de-sac on a magnificent, generous plot with parking for numerous vehicles leading to two garages. The property is situated in a sought after, popular residential location close to schools, shops, two large supermarkets in either direction, leisure centre, bus routes and on the doorstep of Vicar Water country park. The accommodation comprises of a porch, hall, lounge, kitchen, utility, three first floor bedrooms, family bathroom, front and rear gardens. The property is being sold with NO ONWARD CHAIN.

### How to find the property

Leave Mansfield via Bath Lane then onto Ravensdale Road, at the junction at the to turn left onto Sherwood Hall Road then right onto the dual carriageway, take the second exit at the roundabout then turn left onto Fairfield Drive and the property is at the top of the cul-de-sac clearly marked by one of our signboards.

### Ground Floor

#### UPVC Double Glazed Porch

With side windows leading to the front door.

#### Entrance Hall

Having stairs rising to the first floor, door to the lounge, alarm panel, understairs storage cupboard, central heating radiator and door through to the kitchen and lounge.

#### Lounge

25'03" x 12'

With a uPVC double glazed bay window to the front of the property, two central heating radiators, part carpet and part laminate floor, space for a table and chairs, stone effect fire surround and television stand with tiled hearth housing a gas fire (not tested)

#### Kitchen

10'01" x 9'03"

With a uPVC double glazed window to the rear, a range of wall and base units, cupboards and drawers, stainless steel bowl and a half sink unit, plumbing for a washing machine, space for a fridge and cooker and a door to the utility area.

#### Utility Area

10'02" x 10'02"

Being of single brick with a uPVC double glazed door to the front and to the rear of the property and a door leading to the w.c.

#### Downstairs w.c.

Having a low flush w.c. and window to the rear.

### First Floor

#### Stairs and Landing

With a uPVC double glazed window to the side.

#### Bedroom No. 1

13'03" x 11'01" into bay

With a uPVC double glazed bay to the front and central heating radiator.

#### Bedroom No. 2

12'01" x 11'07"

With a uPVC double glazed window to the rear and central heating radiator.

#### Bedroom No. 3

8' x 8'06"

With a uPVC double glazed window to the front and radiator. Currently being used as an office.

#### Bathroom

Having a three piece suite comprising of a bath with an electric shower over, wash hand basin, low flush w.c., radiator, uPVC double glazed window to the rear and cupboard housing the combination boiler that is approximately five years old.

#### Outside

##### Gardens Front

To the front of the property there is hard standing for vehicles leading to two garages, laid to lawn and well maintained with wrought iron gates, parking for numerous vehicles and gated access leading to the generous large rear garden.

##### Gardens Rear

Laid to lawn with a raised seating area, planting beds, greenhouse and shed. Viewing is absolutely essential to appreciate the size of the plot.

#### Additional Information

Tenure: Freehold

Council Tax Band: C

