



England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower CO2 emissions	A
Energy efficient - lower CO2 emissions	B
Decent energy efficiency - lower CO2 emissions	C
Decent energy efficiency - higher CO2 emissions	D
Energy inefficient - lower CO2 emissions	E
Energy inefficient - higher CO2 emissions	F
Very energy inefficient - higher CO2 emissions	G

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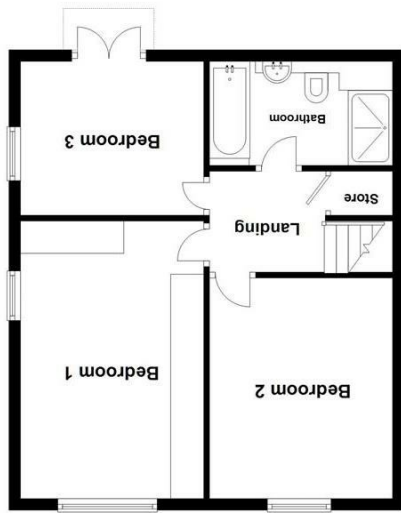


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**John Sankey**  
 Estate Agents

Total area: approx. 154.3 sq. metres (1660.6 sq. feet)  
 Whilst every attempt has been made to ensure the accuracy of this floorplan, all measurements are for illustrative purposes only.  
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 Plan produced using PlanIt.



First Floor  
 Approx. 48.8 sq. metres (525.3 sq. feet)



Lower Ground Floor  
 Approx. 51.1 sq. metres (550.2 sq. feet)

Upper Ground Floor  
 Approx. 54.4 sq. metres (585.1 sq. feet)



John Sankey

2 Eden Low, Mansfield Woodhouse, Notts, NG19 9RA  
 Guide Price £340,000 to £350,000

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# Eden Low

## Mansfield Woodhouse

**\*GUIDE PRICE £340,000-£350,000\*** This beautifully presented four-bedroom detached home offers spacious and versatile living, perfect for family life. The property is ideally located close to local amenities, making it convenient for everyday needs while providing a private setting.

Upon entering the home, you are greeted by a welcoming entrance porch, leading into the entrance hall with an elegant oak staircase and glass balustrade. The upper ground floor comprises a well-appointed lounge, featuring a gas fire with a stylish oak surround, creating a cozy centre piece. Windows flood the room with natural light, while oak bi-fold doors open up into the modern dining kitchen. This fabulous space includes integral appliances, sleek soft-close units, and a central island, making it perfect for both family meals and entertaining guests. The lower ground floor has a utility room, located off the integral garage, offers practicality and storage solutions, and a versatile fourth bedroom/home office provides additional flexibility for work-from-home arrangements or extra guest accommodation together with a modern cloakroom adjacent.

The first floor features three generously sized bedrooms, each thoughtfully designed to offer plenty of natural light, with the master bedroom also including fitted wardrobes. The family bathroom offers a modern four-piece suite with a mains-fed shower cubicle and separate bath ensuring it caters for the whole family.

Outside, the property benefits from a double driveway to the front, providing ample parking space, and a well-maintained front garden. The private rear garden is perfect for relaxation or hosting gatherings, with a patio area, spacious lawn, and well-tended borders. For added possibilities, the double garage offers further potential for conversion into a granny annex or additional living space, subject to relevant permissions. An early viewing is absolutely essential.

### How To Find The Property

Leave Mansfield via the A60 Woodhouse Road, continue through traffic lights at the Fourways. At the next set of traffic lights turn right onto New Mill Lane then the second right onto Eden Low and the property is on the right hand side, occupying a corner plot and clearly marked by one of our signboards.

### Lower Ground Floor

#### Entrance Porch

Accessed via a UPVC double glazed door, this inviting entrance porch features tiled flooring and offers access to the main entrance hall through a further UPVC door.

#### Main Entrance Hall

The entrance hall showcases a stunning oak staircase with glass balustrade, complemented by Karndean flooring. There is a central heating radiator, ample power point outlets, and access to the lounge via the stairs. A further door leads to the inner hall which benefits from Karndean flooring and a convenient storage cupboard, the inner hallway provides access to the integral garage, Bedroom 4/home office, and the downstairs WC.

#### Downstairs WC

This practical space includes a low flush WC, sink unit with mixer tap, half-tiled walls, fully tiled flooring, a UPVC double glazed window to the rear, and a central heating radiator.

#### Bedroom No 4/ Home Office

11'1" max x 7'11"

A versatile room that has previously served as a bedroom, home office, and therapy room. UPVC double glazed doors provide views and access to the rear garden. The room is equipped with a central heating radiator and power points, making it ideal for working from home.

#### Double Garage

16'10" x 15'2"

The double garage is fitted with a remote-controlled electric door, tiled flooring, power points, and houses the gas central heating boiler. The space offers potential for conversion, subject to relevant permissions, with the possibility of creating a granny annex due to the layout of the ground floor.

#### Utility Room

7'11" x 6'11"

The utility area boasts wall and base units with a work surface that houses a sink unit with a mixer tap. There is space and plumbing for a washing machine and tumble dryer. The room benefits from tiled flooring and a UPVC double glazed window to the side and a door to the rear garden, providing an abundance of natural light and access.

### Upper Ground Floor

#### Lounge

17'9" x 13'4"

A beautifully presented space, the lounge features a gas fire with an oak surround and marble hearth, serving as a central feature. The UPVC double glazed window to the front aspect fills the room with natural light, and oak bi-fold doors lead to the kitchen, creating an ideal space for entertaining. The lounge also includes coving to the ceiling, a central heating radiator, TV, and power points.

#### Dining Kitchen

20'10" x 13'4"

This spacious, modern kitchen comes equipped with integral appliances, including a fridge, freezer, and dishwasher. The quartz work surfaces house a Bosch induction hob with an extractor above and a double oven. The kitchen units, which feature soft-close doors and drawers, provide ample storage, while a central island with additional drawers and a wine rack offers a fantastic entertaining space. The dining area comfortably seats six people, and dual aspect UPVC double glazed windows and a UPVC door lead to the rear garden, making the room bright and inviting, a modern wall mounted vertical radiator plus another central heating radiator offer plenty of warmth and cozy atmosphere. Karndean flooring completes the space.

### First Floor

#### Landing

The landing area offers loft access and a useful storage cupboard, with internal doors leading to all first-floor rooms.

#### Bedroom No 1

15'9" x 10'5"

A spacious double bedroom, this room boasts plenty of fitted wardrobes and dresser drawer units, with spot downlighting and ceiling spotlights. Dual aspect UPVC double glazed windows flood the room with natural light. The room also features a central heating radiator and ample power points. The dresser unit and drawers are included in the sale.

#### Bedroom No 2

12'7" x 10'5"

Another generously sized double bedroom with a UPVC double glazed window overlooking the rear garden. The room includes a central heating radiator and power points, offering a comfortable space to relax.

#### Bedroom No 3

10'5" x 8'9"

This lovely room features a Juliet-style balcony feel with double UPVC double glazed doors to the front, a central heating radiator, and a UPVC double glazed window to the side aspect, providing natural light.

#### Bathroom

The modern bathroom features a four-piece suite, including a low flush WC, a sink unit with a mixer tap incorporated into a work surface with storage beneath, and a mains-fed shower cubicle with bi-fold glazed doors and wet wall boarding, and separate bath. The room also benefits from ceiling spotlights, tiled flooring, and a heated towel rail.

#### Outside

The front of the property boasts a double driveway, comfortably providing parking for at least two cars. There is a lawned area with planted laurel bushes and gated access leading to the rear garden.

Due to the property occupying a lovely corner plot, the rear garden is a private, enclosed space, ideal for entertaining or for children to play. It features a spacious lawn, a paved patio, hedged boundaries, and well-maintained dugout borders. There is an area to the side of the property for bin storage, an outside tap, and gated access leading to the front of the property.

#### Additional Information

Tenure: Freehold

Council Tax Band: D

Mobile/Broadband Coverage Checker visit: [www.ofcom.org.uk](http://www.ofcom.org.uk) then click mobile & broadband checker.

