



Mansfield Road,
, Nottingham
NG5 2EL

£695,000



** UNIQUE OPPORTUNITY ** ** VIEWING HIGHLY RECOMMENDED ** *

Robert Ellis Estate Agents are delighted to offer to the market this spacious, six-bedroom family home incorporating. This will suit a whole range of buyers, especially those looking for LARGE family property. We strongly recommend all interested parties to arrange a viewing today to appreciate the size and quality of this prestigious property.

The property is located off Mansfield Road (A60) which allows access to Sherwood's affluent high street with local retailers, shops, restaurants and bars. This also offers transport links to surrounding towns and Nottingham City centre which is within 15 minutes travel. You are also accessible to the tram via walking or the park and ride car park.

The accommodation is located over two floors with ample living space on both levels, benefiting from modern conveniences such as double glazing and gas central heating. in breif, the property comprised an entrance hallway, living room, dining room, fitted kitchen, study, ground floor W/C, second reception, utility room, and second ground floor W/C. On the first floor, we have SIX bedrooms, Two ensuites and a family bathroom. Positioned in a private position, viewing is recommended.

Please contact the office on 01 15 648 5485 to arrange your viewing.



Storm Porch

5' x 3'6 approx (1.52m x 1.07m approx)

Double glazed door to the front, ceiling light point, coir matting leading into:

Entrance Hallway

10'8 x 12'3 approx (3.25m x 3.73m approx)

Stairs to the first floor, wall mounted double radiator, ceiling light point, glazed feature window to living room, internal glazed French doors to lounge, understairs storage cupboard and panelled doors to:

Cloaks/w.c.

5' x 2'9 approx (1.52m x 0.84m approx)

UPVC double glazed window to the side, pedestal wash hand basin, low flush w.c., tiled splashbacks, tiling to the floor, ceiling light point.

Study/Play Room

14'9 x 10' approx (4.50m x 3.05m approx)

UPVC double glazed windows to the side and rear, wall mounted double radiator, wall light points and coving to ceiling.

Fitted Kitchen

15'8 x 10'1 approx (4.78m x 3.07m approx)

UPVC double glazed window to the front, range of matching wall and base units incorporating laminate work surface above, double stainless steel sink with swan neck mixer tap over, space and point for free standing gas Range cooker, integral fridge freezer, space and plumbing for dishwasher, tiled splashbacks, tiling to the floor, wall mounted radiator, ample space for dining table, recessed spotlights to the ceiling, display cabinet, open archway through to:

Dining Room

16'7 x 10'6 approx (5.05m x 3.20m approx)

Two UPVC double glazed windows to the side, wall mounted double radiator, recessed spotlights to the ceiling, coving to ceiling, wood flooring, open through to dining kitchen with glazed door to living room. Glazed door to:

Inner Lobby

6'3 x 3'10 approx (1.91m x 1.17m approx)

Wall mounted radiator, ceiling light point, coving to ceiling, wood flooring, panelled doors to:

Agents Notes

Potential to create an additional ground floor annex subject to a buyers needs and requirements utilising the utility room, family room and additional ground floor w.c.

Utility Room

6'6 x 6'7 approx (1.98m x 2.01m approx)

UPVC double glazed window to the side, Worcester Bosch gas central heating boiler, wall mounted radiator, tiling to the floor and walls, range of matching wall and base units incorporating laminate work surface over, base units with drawers, stainless steel sink with mixer tap, space and plumbing for automatic washing machine, space and point for free standing tumble dryer, ceiling light point and extractor fan.

Ground Floor w.c.

5'10 x 3'8 approx (1.78m x 1.12m approx)

UPVC double glazed window to the side, low flush w.c., pedestal wash hand basin, wall mounted radiator, tiling to the floor and walls, recessed spotlights to the ceiling.

Family Room/Bedroom

14'11 x 16'10 approx (4.55m x 5.13m approx)

UPVC double glazed windows to the front and side, wall mounted radiator, wood flooring, ceiling light point, wall light points, internal glazed door to:

Lobby

6'11 x 4'7 approx (2.11m x 1.40m approx)

UPVC double glazed windows to the front and side, tiling to the floor, ceiling light point and internal door to family room.

Living Room

18'6 max x 16'8 approx (5.64m max x 5.08m approx)

Sliding UPVC double glazed doors to the rear and conservatory, feature fireplace incorporating an open fire with wooden surround and tiled hearth and back panel, wall light points, coving to ceiling, internal doors to entrance hallway, dining room and conservatory.

Conservatory

13'3 x 11'11 approx (4.04m x 3.63m approx)

UPVC double glazed windows to the side and rear, brick built dwarf walls, tiling to the floor, wall mounted radiator creating year round use, double glazed French doors to the rear.

First Floor Landing

Ceiling light point, coving to ceiling and panelled doors to:

Bedroom 1

12'1 x 15'1 approx (3.68m x 4.60m approx)

With a range of matching wardrobes, bedside cabinets and dressing table offering ample storage space, UPVC double glazed French doors to a patio area and rear balcony overlooking the garden, wall mounted radiator and panelled door to:

En-Suite Shower Room

7'8 x 7'4 approx (2.34m x 2.24m approx)

UPVC double glazed window to the side, walk-in shower enclosure with mains fed shower above, pedestal wash hand basin, bidet, low flush w.c., wall mounted radiator, tiling to the walls, linoleum flooring, heated towel rail, mirror with inset lighting and further built-in storage.

Bedroom 2

22'9 x 15'2 approx (6.93m x 4.62m approx)

UPVC double glazed windows to the front and side, ample space for built-in wardrobes, recessed spotlights to the ceiling, large wall mounted double radiator, panelled door to:

En-Suite

6'7 x 6'6 approx (2.01m x 1.98m approx)

UPVC double glazed window to the side, walk-in shower enclosure with electric Mira shower above, pedestal wash hand basin, low flush w.c., bidet, tiling to the floor and walls, recessed spotlights to the ceiling, wall light points and extractor fan.

Bedroom 3

15' x 9'11 approx (4.57m x 3.02m approx)

UPVC double glazed window to the front, wall mounted radiator, built-in wardrobes with inset lighting and additional large walk-in wardrobe, ceiling light point and wall mounted radiator.

Bedroom 4

8'9 x 11'11 approx (2.67m x 3.63m approx)

UPVC double glazed window to the rear, wall mounted radiator, ceiling light point, built-in wardrobes providing ample additional storage and panelled door to:

En-Suite

5'2 x 7'4 approx (1.57m x 2.24m approx)

UPVC double glazed window to the side, low flush w.c., pedestal wash hand basin, quadrant shower enclosure with Mira electric shower above, bidet, tiled splashbacks, tiling to the walls.

Bedroom 5

10' x 7'6 approx (3.05m x 2.29m approx)

UPVC double glazed window to the side, ceiling light point, wall mounted radiator.

Bedroom 6/Study

8'3 x 5'6 approx (2.51m x 1.68m approx)

UPVC double glazed window to the rear, wall mounted radiator, ceiling light point.

Bathroom

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

UPVC double glazed window to the side, panelled bath, vanity wash hand basin with storage cupboard under, low flush w.c., bidet, tiled splashbacks, airing/storage cupboard housing the ht water cylinder, linoleum flooring.

Outside

To the rear of the property there is an enclosed garden laid mainly to lawn with fence and wall to the boundary, mature shrubs and trees planted to the borders, paved patio area providing additional sitting space.

Property to sell?

If you are considering selling your property, Robert Ellis Estate Agents would be delighted to provide a FREE PROPERTY VALUATION. Call us today to make an appointment on 0115 648 5485!

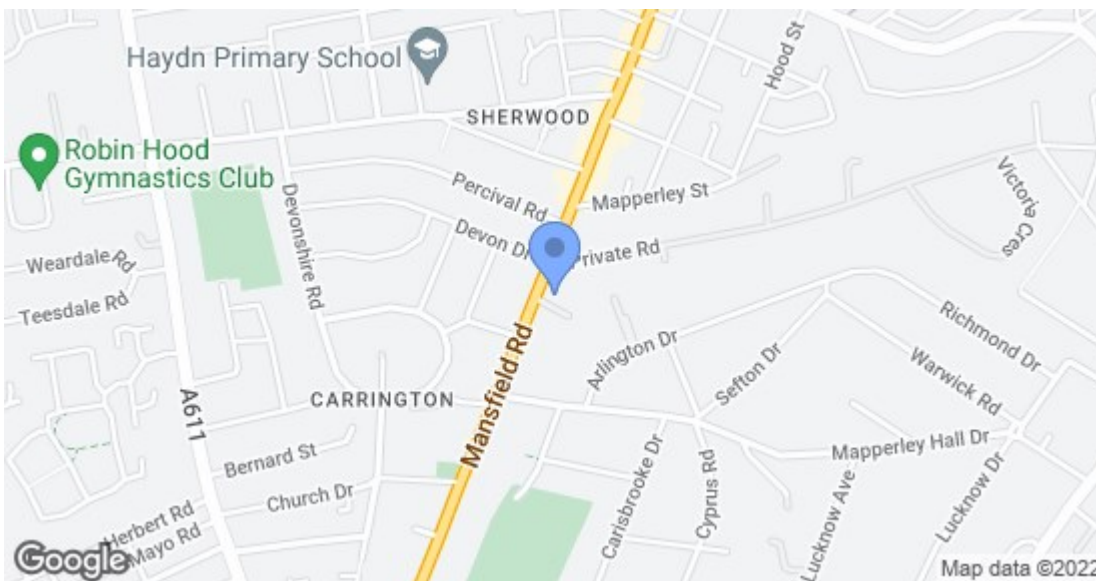
Council Tax

Council Tax Band F, Nottingham City Council.





While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any errors. Dimensions in this document, floor plans, floor level diagrams, etc. are intended to guide the eye and are not intended to be used for any other purpose. The services, systems and appliances shown have not been tested and no guarantee can be given regarding their efficiency or performance. Made with SketchUp (2022)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.