



**8 The Park, Mansfield, Nottinghamshire NG18  
2AT**

**Offers Over £150,000**

Tel: 0115 9680268



- Traditional Terraced House
- Sought After Location
- 23ft Dining Kitchen
- Viewing Essential To Appreciate
- Two Double Bedrooms
- Driveway & Rear Garden

A charming home with so much to offer, this magnificent characterful two double bedroom traditional cottage style terraced house offers space, traditional in keeping style, location and everything else in between all at an affordable price. The property itself enjoys a quiet residential location in this highly sought after town centre location offering an array of amenities, transport links and much more all on its doorstep but also boasts a perfect blend of modern and tradition with a large open plan dining kitchen, log burner, original fireplaces, stunning bathroom and an extremely low maintenance outside space with brick-built outhouse.

The accommodation spans over three well balanced floors having two reception rooms on the ground floor including an inviting living room with central feature traditional fireplace, 23ft open plan dining kitchen with stone floor log burner and well utilised fully fitted shaker style kitchen. To the first-floor landing there is a double bedroom again enjoying an original feature fireplace and a beautifully finished bathroom with free standing bath and finally to the second floor there is a magnificent 17ft master bedroom.

Externally, the property stands towards the bottom of The Park itself having a twin pillared entrance with opening onto a pebbled driveway that provides off road parking. To the rear of the property there is a private low maintenance garden which is all paved with brick walled boundaries to each side and a handy well placed brick built and tiled roof outhouse with internal power, lighting and plumbing.

### LIVING ROOM

w: 3.86m x l: 3.68m (w: 12' 8" x l: 12' 1")

A room to set the tone on entry to this magnificent charming and characterful home. Having a central feature traditional cast iron fireplace with working fire. There is a traditional cast iron column radiator, inbuilt storage unit in one of the alcoves, double glazed window to the front elevation and access door opening into the dining kitchen.

### OPEN PLAN DINING KITCHEN

w: 7.06m x l: 2.36m (w: 23' 2" x l: 7' 9")

An extended and in keeping dining kitchen with a fantastic amount of well planned and utilised space having a well worked kitchen area fitted with a range of wall cupboards, base units and drawers with wood working surfaces over. Inset Belfast sink with chrome mixer tap, space for a range style cooker that could be available by separate negotiation, wall mounted extractor hood, plumbing for a washing machine and integrated fridge. There is also ceiling spotlights, York stone floor, inset log burner with stone inset mantle and double glazed Velux style window and double doors opening onto the rear garden.

### INNER HALLWAY

w: 3.4m x l: 0.97m (w: 11' 2" x l: 3' 2")

With ceiling light point, door providing access onto the rear garden and stairs rising to the first floor landing.

### FIRST FLOOR LANDING

w: 1.75m x l: 1.65m (w: 5' 9" x l: 5' 5")

With ceiling light point and stairs rising to the first floor landing.

### BEDROOM ONE

w: 3.89m x l: 3.68m (w: 12' 9" x l: 12' 1")

A spacious double bedroom with a feature original cast iron fireplace, traditional style column radiator, coving to ceiling, picture rail, ceiling lighting and a double glazed window to the front elevation.

### BATHROOM

w: 3.12m x l: 1.83m (w: 10' 3" x l: 6' )

A beautifully finished bathroom which truly is a timeless example of quality and fits perfectly into this property. Having a three piece suite comprising a free standing bath with central mixer tap and central overhead wall inset shower with feature tiled wall setting it perfectly. There is a traditional style ceramic wash hand basin with chrome taps and a low flush WC. There is also a traditional style column radiator, ceiling lighting, coving to ceiling and an obscure double glazed window to the rear elevation.



## **SECOND FLOOR LANDING**

Stairs rising straight into a magnificent large master bedroom.

## **MASTER BEDROOM**

w: 5.31m x l: 3.56m (w: 17' 5" x l: 11' 8")

A incredibly spacious master bedroom with a radiator, two ceiling light point, well placed fitted shelving and a double glazed window to the rear elevation.

## **OUTSIDE**

## **VIEWING INFORMATION**

Viewing of the property is strictly by appointment only. To book a viewing please call our Sales team headed up by our Associate Director, Ben Pycroft on our office number 0115 968 0268.

## **TENURE**

The property is being sold as a freehold. With vacant possession on completion. The additional information provided for council tax, service charges and ground rents (where applicable) is only an estimation. Please check with your Sales Advisor for more specific detail.

## **MORTGAGE ADVICE**

JMS are able to provide you with the details of a trusted independent mortgage advisor. If you are interested in speaking with our recommended mortgage advisor, please let the sales team know. Your home will be at risk if you do not keep up to date with payments of your mortgage or secured loans on the property. We are unable to give you any advice when it comes to mortgage products, nor should you take anything discussed verbally or in writing from anyone employed by JMS as advise on any financial products.

## **FIXTURES & FITTINGS**

No fixtures or fittings in mentioned in these details are confirmed to be sold within the purchase price listed and/or agreed. Matters surrounding any fixtures and fittings detailed in this brochure or otherwise should be discussed as a separate matter. JMS take no responsibility for the condition, status or working order of any fixtures and fitting mentioned in this brochure or otherwise.















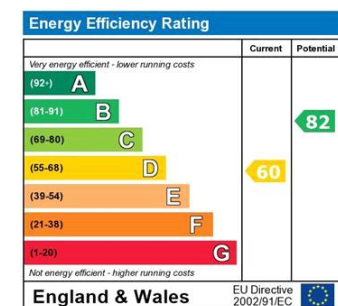












The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Viewing by appointment only  
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