



**44 Abbott Road, Mansfield, Nottinghamshire,
NG19 6DD**

£210,000

Tel: 01623 626990

**RICHARD
WATKINSON
PARTNERS**
Surveyors, Estate Agents, Valuers, Auctioneers

- Traditional Detached House
- Three Bedrooms
- Open Plan Living Kitchen
- New Triple Glazed Windows
- Beautiful Landscaped Gardens
- Extended & Significantly Improved
- Contemporary Shower Room
- Main House & Garage Re-roofed
- Block Paved Driveway & Integral Garage
- Viewing Essential To Appreciate

A traditional three bedroom detached family house renovated to an exceptional standard throughout including the most recent improvements to the majority of the glazing with new triple glazed windows with made to measure wide slat Venetian blinds which will be included within the sale and fresh internal decor which perfectly balances contemporary and timeless tradition. The property also comes conveniently located in a popular suburban area close to transport connections and excellent local amenities. The property has been transformed with well thought and well planned improvements over the years including a rear extension with vaulted ceiling and roof windows to create a larger open plan living kitchen. The kitchen itself was knocked through into the former dining room to create one superbly appointed open plan living space comprising a high gloss contemporary kitchen with wood worktops, an island/breakfast bar, integrated appliances, log burner and French doors leading out onto the rear garden. The main part of the house has been re-roofed and so has the garage roof. Which truly does make this property one that is simply too good to miss.

The layout of accommodation comprises an entrance porch, entrance hall, bay fronted lounge, open plan living kitchen and a rear porch. The first floor landing leads to three bedrooms, two of which are spacious double rooms, and a shower room. The impressive nature of this property does not stop inside, externally there is a wonderful plot with beautifully maintained gardens to the front and rear.

There is a walled frontage and lawned garden with shrubs adjacent to a double width block paved driveway leading to an integral single garage. To the rear of the property there is a large, fully landscaped garden featuring a substantial paved patio extending across the back and side of the house. Beyond here there is a small pond, raised borders painted in a contemporary dark grey, and a winding paved and gravel path leads up to the main lawn section of the garden. There are extensive well stocked borders either side, with a variety of colourful plants, mature shrubs and trees. Situated at the end of the plot screened by trellis fencing, is a raised veg plot with a central paved and gravel path which leads to the shed and greenhouse. Overall, we are so impressed with this house, and we are sure you will be too upon internal inspection.

AN OBSCURE UPVC DOUBLE GLAZED FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

ENTRANCE PORCH

With feature tiling and a natural wooden obscure glazed door opening into the:

ENTRANCE HALL

13'7" x 6'4" (4.14m x 1.93m)

With solid wood floor, feature original stair panelling, coving to ceiling, radiator and stairs to the first floor landing.

DOWNSTAIRS WC

5'10" x 2'6" (1.78m x 0.76m)

Having a low flush WC. Corner pedestal wash hand basin with mixer tap. Contemporary tiling to the walls and floor. Radiator and recessed display shelf.

LOUNGE

14'3" into bay x 11'7" (4.34m into bay x 3.53m)

Having a modern feature fireplace with hearth and surround and inset electric fire. Radiator, coving to ceiling and triple glazed bay window to the front elevation.

OPEN PLAN LIVING KITCHEN

18'4" x 17'5" max (5.59m x 5.31m max)

An extended and superbly appointed open plan living kitchen featuring contemporary high gloss kitchen cabinets comprising base units and drawers with wood worktops over. Inset Belfast sink with mixer tap. Integrated double oven, microwave and coffee machine. Space for an American fridge freezer and plumbing for a dishwasher. There is an island/breakfast bar with matching high gloss base units, drawers, wood worktops and an integrated gas hob. There is feature brick fireplace with slate hearth and an inset log burner. Wood floor, ample ceiling spotlights, vaulted ceiling above the dining area with three velux roof windows. triple glazed window and French doors leading out onto the rear garden. Side timber door with obscure double glazed panels provides access through to the:

REAR PORCH

4'3" x 4'2" (1.30m x 1.27m)

With tiled floor, double glazed door onto the rear garden and personal door through to the garage.

FIRST FLOOR LANDING

7'0" x 6'4" (2.13m x 1.93m)

With loft hatch and obscure double glazed window to the side elevation.

BEDROOM 1

12'2" x 11'7" (3.71m x 3.53m)

A good sized double bedroom, with a feature cast iron fireplace, radiator and triple glazed window to the front elevation.

BEDROOM 2

12'2" x 11'7" (3.71m x 3.53m)

A second good sized double bedroom, with stripped wooden floorboards, radiator, coving to ceiling and triple glazed window to the rear elevation.

BEDROOM 3

8'4" max x 6'5" (2.54m max x 1.96m)

Currently in use as a dressing room with a radiator, coving to ceiling and double glazed window to the triple elevation.

SHOWER ROOM

8'3" x 6'2" (2.51m x 1.88m)

Having a beautifully appointed contemporary three piece suite comprising a corner tiled shower enclosure. High quality contemporary vanity unit with inset wash hand basin with mixer tap and storage drawers beneath. Low flush WC. Heated towel rail, four ceiling spotlights, karndean floor and obscure double glazed window to the rear elevation.

OUTSIDE

The property occupies a wonderfully maintained landscaped plot, with a walled frontage adjacent to a double width block paved driveway leading to an integral single garage. The front garden is mainly laid to lawn with a side gate providing access to the rear of the property. The rear garden is an outstanding feature, with a substantial paved patio extending across the back and side of the house. Beyond here there is a small pond and raised borders painted in a contemporary dark grey. A winding paved and gravel path goes through a pergola up to the main lawn section. There are extensive well stocked borders either side, with a variety of colourful plants, mature shrubs and trees, and overall this is a most delightful place to be. Situated at the end of the plot screened by trellis fencing, is a raised veg plot with a central paved and gravel path which leads to the shed and greenhouse.

INTEGRAL GARAGE

15'0" x 8'8" (4.57m x 2.64m)

Equipped with power, shelving and light. Rear door provides access into the house.

VIEWING INFORMATION

Strictly by appointment with the selling agents. For out of office hours please call Ben Pycroft, Branch Valuer at Richard Watkinson and Partners on zero seven nine six eight eight seven five zero four zero.

SERVICES DETAILS

All mains services are connected.

TENURE DETAILS

The property is freehold with vacant possession upon completion.

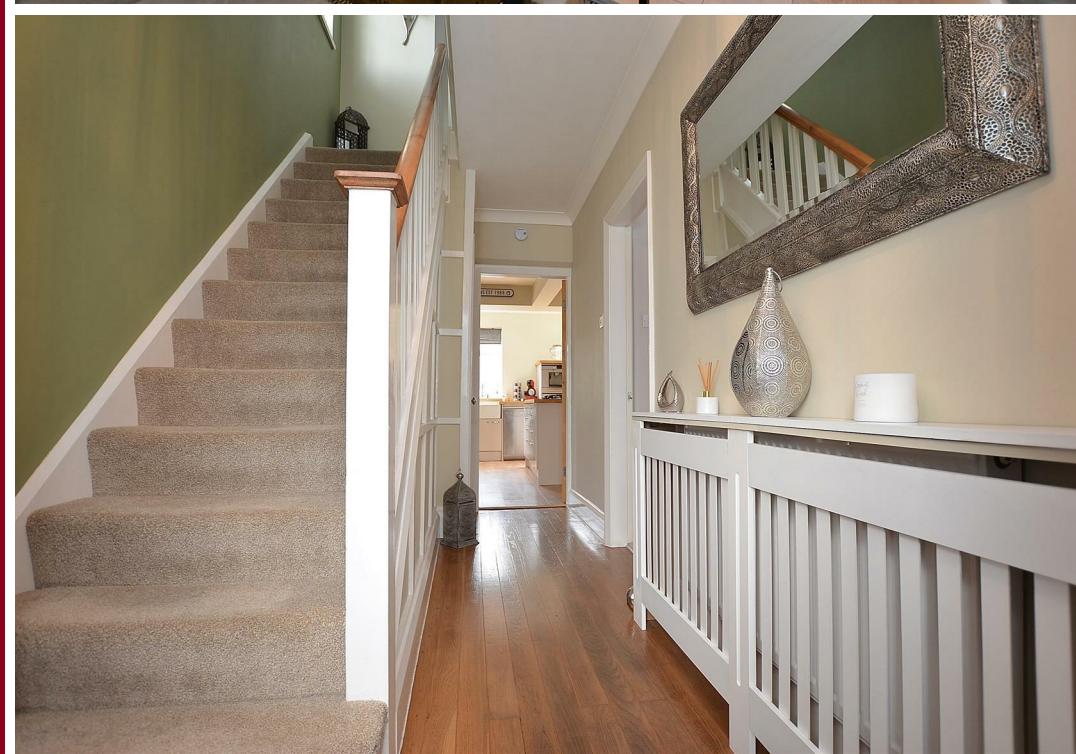
MORTGAGE ADVICE

Mortgage advice is available through our independent mortgage advisor. Please contact the selling agent for further information. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.

FIXTURES & FITTINGS

Any fixtures and fittings not mentioned in these details are excluded from the sale price. No

services or appliances which may have been included in these details have been tested and therefore cannot be guaranteed to be in good working order.



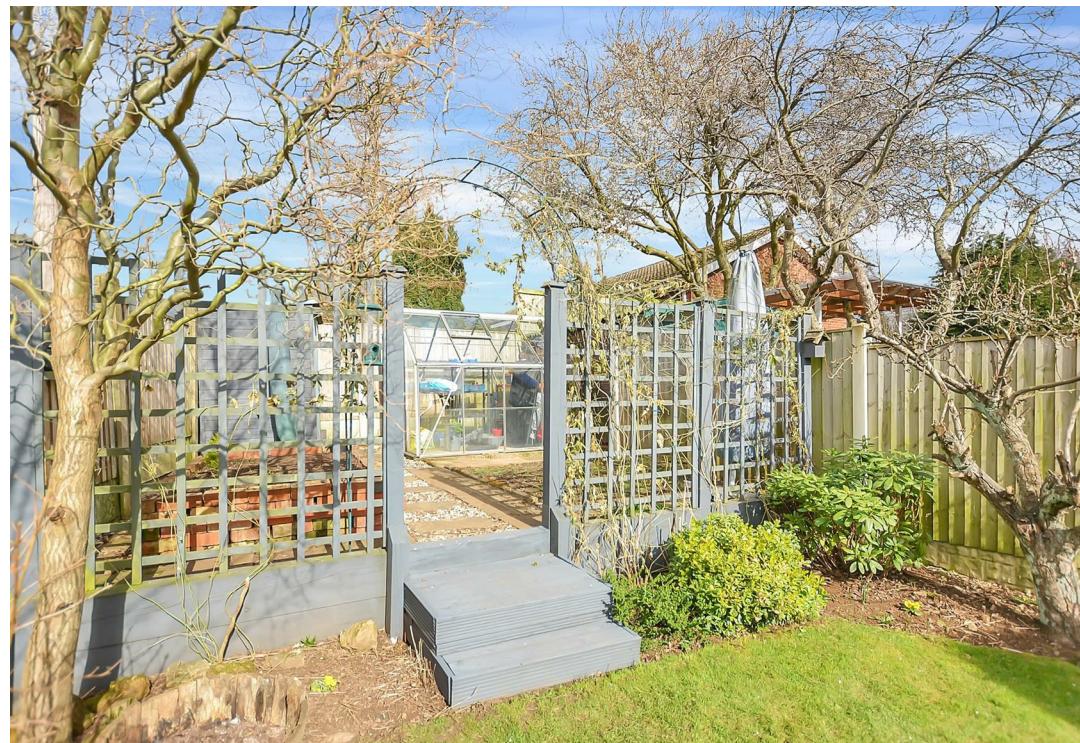


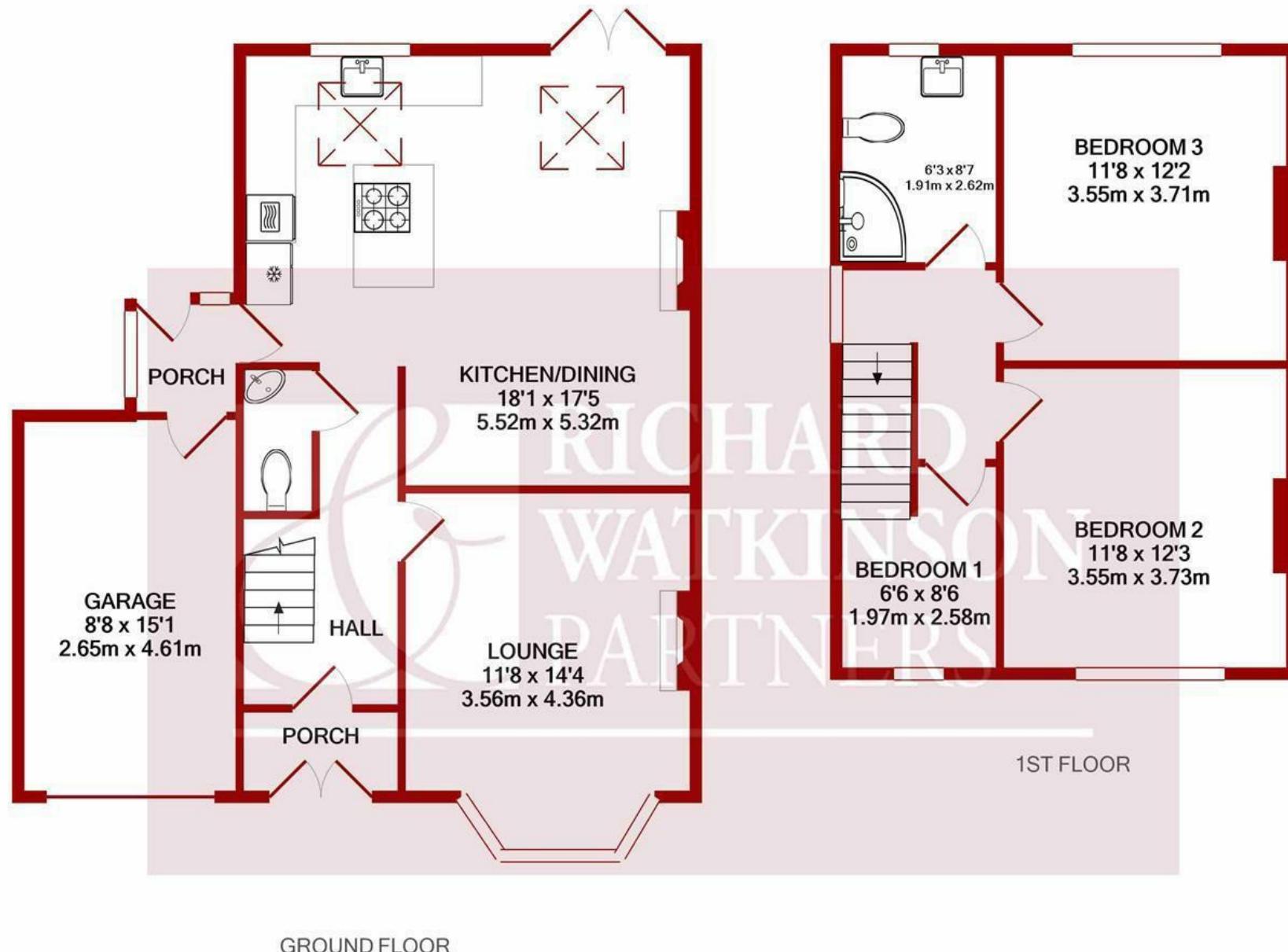




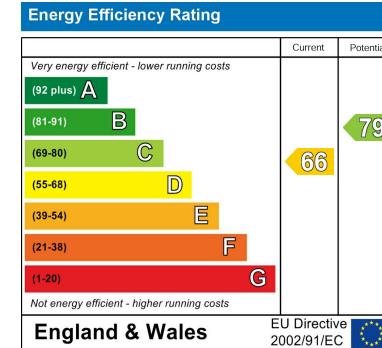








Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given



Environmental Impact (CO₂) 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 particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01623 626990



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