

Mansfield Road
Nottingham NG5 8PG



DavidJames
the estate agent



£550,000

5/6 bedrooms

D (57)

Freehold

Viewer's notes

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Sun Lounge

This extremely deceptive, extensively extended three storey detached house offers versatile family sized accommodation, situated on the edge of open countryside with views over fields to both front and rear. The five/six bedrooms have the benefit of five bathrooms and complemented by four/five reception rooms with the lower ground floor providing potential to be used as a separate annex. A tarmac forecourt provides space for at least 10 cars as well as giving access to the garage. The exceptionally large landscaped rear garden which



Family Room

- ✓ Extended detached family home
- ✓ Five/six good-sized bedrooms (Bed 6/2nd sitting room)
- ✓ Lounge and separate dining/sitting room
- ✓ Sun lounge and family room
- ✓ Superb breakfast kitchen with integrated appliances
- ✓ Ground floor shower room/WC
- ✓ Three en-suite shower rooms and luxury bathroom
- ✓ Versatile extension providing potential annex
- ✓ Garage and drive provide ample parking
- ✓ Stunning gardens with outbuildings (approx 300'0)

#homeis

“ The size and versatility of the house

“ The large mature gardens

“ The views across New Farm



Vestibule



Rear (Aerial Photo)



Shower Room/Cloaks

measures approximately 300'0 in length would be ideal for the larger family buyer and is serviced by a range of outbuildings which include summer houses.

An open porch with columns provides protection to the vestibule which has a tiled floor, recessed lighting and sufficient space for a seating area. An original opaque leaded glazed panelled door leads to the entrance hall which has a staircase giving access to the first floor and glazed panelled doors providing access to the lounge, sitting room/dining room and extended breakfast kitchen.

The ground floor cloakroom/WC incorporates a walk-in cloaks cupboard as well as a shower cubicle with electric shower.

The sitting room/dining room has a walk-in bow window overlooking the front elevation, coving to the ceiling and an electric fire.

The lounge has an open living flame burning coal effect gas fire set within a feature cast iron fireplace with raised



Breakfast Kitchen

Stamp Duty Rates		
First time purchase	Buying your next home	Additional or buy to let property
£17,500.00	£17,500.00	£34,000.00
For more information visit http://www.david-james.com/stampduty		

Council Tax Band

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The property falls under the jurisdiction of Gedling Borough Council. This information is correct as of 10/06/2018 and was obtained through the directgov website. David James offer no guarantee as to the accuracy of this information.



Lower Ground Floor Bathroom

marble hearth and surround with mantel. There is coving to the ceiling, display niches with concealed lighting and French doors providing access to the sun lounge which has a low maintenance laminate floor and patio doors overlooking and leading to a superb, feature raised paved patio which is situated above the lower ground floor accommodation and has brick pillars and stone balustrades. The patio takes full advantage of the superb vista across the garden and the hills beyond.

The sun lounge also gives access to the extended breakfast kitchen, inner hallway leading down to the lower ground floor as well as French doors giving access to the family room which has skylight windows as well as recessed downlighting.

The extended breakfast kitchen has a range of base and eye level units with cream Shaker style panelled doors, stainless steel T-bar handles and contrasting Beech block effect working surfaces complemented by mosaic effect tile splashbacks. There is a white enamel sink with one and a half bowls, single drainer and chrome mixer tap. A range of integrated appliances include



Bedroom 5



Bedroom 6/Sitting Room



Bedroom 6/Sitting Room

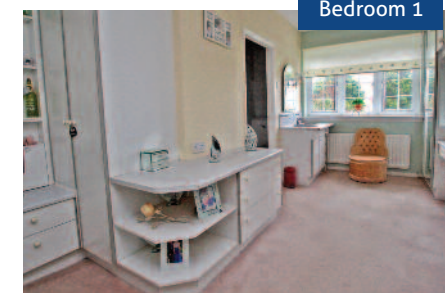


Bedroom 1

two electric fan assisted ovens (one double), a four ring gas hob, canopy with extractor, dishwasher and a double tower unit housing two fridges and two freezers. There is a useful walk-in under-stairs pantry and the breakfast area has a window overlooking the rear patio.

An inner hallway has two extremely useful in-built cloaks cupboards has a staircase with skylight window leading down to the lower ground floor, inner hallway which has an under-stairs store as well as giving access to bedroom five, second sitting room/bedroom six and a spacious luxury bathroom which is fitted with a white suite set within a vanity unit with a range of storage cupboards and incorporating a counter sink washbasin and WC with concealed cistern. The focal point is a Jacuzzi bath and the room is complemented by full height tiling incorporating border, vanity mirror and pelmet with recessed lighting.

Bedroom five is a good size double room with part vaulted ceiling incorporating a skylight window and spotlighting. A bay window with deep display sill overlooks the rear garden.



Bedroom 1



Bedroom 3 En-suite



Bedroom 3

Second sitting room/bedroom six is a delightful spacious room with semi circular headed windows and French doors overlooking and leading to the delightful rear garden and lower sun terrace with decking. The room would make an exceptionally sized double room and is presently being used as a second sitting room which could easily incorporate a kitchenette if the lower ground floor was to be used as an annex.

The first floor accommodation is centred around a landing which has an oriel bay window to the side elevation, coving and decorative centre ceiling rose. Doors lead to four bedrooms as well as a boiler room which houses the combination gas boiler which serves the central heating system and supplies the domestic hot water.

The spacious, extended master bedroom nearly measures 25'0 in length and has dual aspect windows which includes a bay window with deep display sill taking full advantage of the views across the rear garden and the fields beyond. There is a range of fitted wardrobes as well as matching chests of drawers, storage cupboards, bedside cabinets and dressing table. There is also a washbasin set within a matching vanity unit. A fully



Bedroom 2



Bedroom 2 En-suite

tilled en-suite includes a WC with concealed cistern and a shower cubicle with glazed door and an electric shower.

Both double bedrooms two and three overlook both the front and side elevations and both have the benefit of fully tiled en-suite shower rooms to



Lounge



Rear View



Rear



Gym

include WC's, pedestal washbasins and shower cubicles with folding glazed doors and electric showers.

The fourth bedroom is a single bedroom.

The property also benefits from a range of sealed unit double glazing as well as the reassurance of a burglar alarm system.

Outside, attached to the side of the property is a utility area with provision and plumbing for five automatic washing machines with both worktop and storage cupboards above. Situated to the other side of the property is a garage with up and over garage door and both power and lighting. The rear garden is a delight, ideal for any family buyer or gardening enthusiast. In addition to the raised patio area already mentioned, there are further paved patios and decked seating areas through the first section of the lawned garden which is enclosed by borders with established shrubs and trees. The second section has a continuation of the lawn and a further paved patio area situated in front of a timber framed outbuilding which has two sets of double French doors and is presently being used as a good size gym, large



Gym



Garden



Patio



Garden



Garden



Summer House



Rear



Parking

enough to house a full range of equipment and has the benefit both power and lighting. Beyond the gym the lawn continues with a further patio area, adjacent storage units and then finally, situated at the end of the garden is a log cabin/summer house which has its own decked sun terrace, all positioned to directly overlook the adjacent open fields. The veranda has double doors which lead into the cabin which has the benefit of both power and lighting.

To summarise, a viewing is essential to fully appreciate the versatility of the family sized accommodation on offer as well as the large, extensive lawned gardens which enjoy that open rear aspect.



Garden

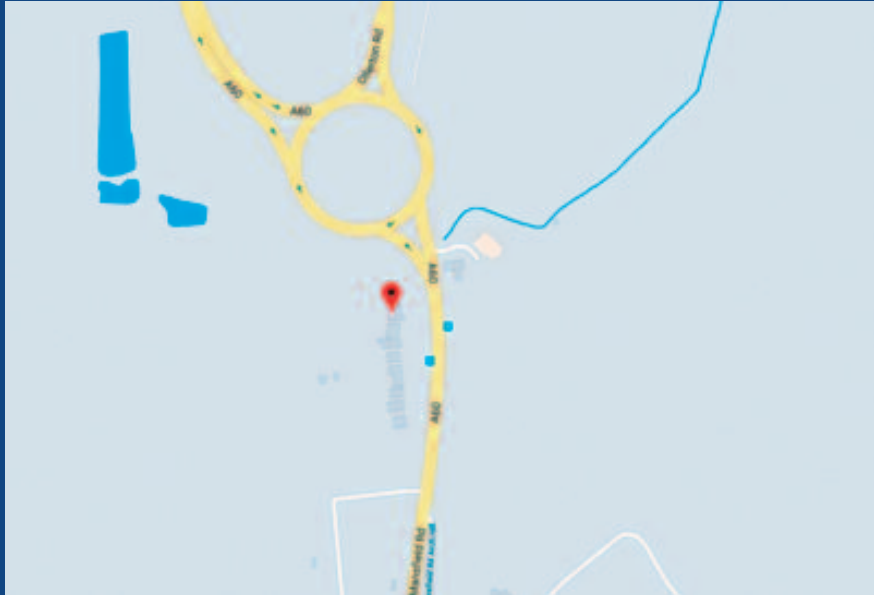


Garden

How to get there

Proceed away from Arnold along Mansfield Road into Redhill and then out towards Calverton/Mansfield and before reaching the traffic island, the property will be found on the left hand side, clearly marked by our 'For Sale' sign.

Please note that the pin on the map designates the centre of the postcode and not the exact location of the property



Property floor plan



Measurements

GROUND FLOOR

Vestibule

2.77m x 2.34m
(9'1 x 7'8)

Entrance Hall

2.79m x 1.80m
(9'2 x 5'11)

Shower/Cloakroom/WC

2.79m x 1.80m
(9'2 x 5'11)

Sitting/Dining Room

4.37m max x 3.02m max
(14'4 max x 9'11 max)

Lounge

4.90m max x 3.51m max
(16'1 max x 11'6 max)

Family Room

4.85m max x 2.11m max
(15'11 max x 6'11 max)

Sun Lounge

5.87m x 2.21m
(19'3 x 7'3)

Breakfast Kitchen

7.54m max x 2.46m max
(24'9 max x 8'1 max)

LOWER GROUND FLOOR/
POTENTIAL ANNEX

Second Sitting Room/Bedroom Six

4.93m x 4.50m
(16'2 x 14'9)

Bedroom Five

4.47m x 2.90m
(14'8 x 9'6)

Family Bathroom/WC

3.96m x 1.88m
(13'0 x 6'2)

FIRST FLOOR

Bedroom One

7.54m max x 3.51m max
(24'9 max x 11'6 max)

En-suite Shower

2.87m x 0.86m
(9'5 x 2'10)

Bedroom Two

3.66m max x 3.05m max
(12'0 max x 10'0 max)

En-suite Shower

2.31m max x 1.30m max
(7'7 max x 4'3 max)

Bedroom Three

2.95m x 2.92m
(9'8 x 9'7)

En-suite

2.34m max x 1.80m max
(7'8 max x 5'11 max)

Bedroom Four

2.41m x 2.36m
(7'11 x 7'9)

OUTSIDE

Garage

5.72m x 2.24m
(18'9 x 7'4)

Utility

4.39m x 1.93m
(14'5 x 6'4)

Summer House

3.76m x 2.92m
(12'4 x 9'7)

Cabin/Gym

4.88m x 3.00m
(16'0 x 9'10)

Garden

89.92m max
(295'0 max)

247.6 sq metres
(2665.6 sq feet)

Total
Area
(Approx)

West Facing
Rear Aspect

