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Offers In The Region Of
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**RICHARD
WATKINSON
PARTNERS**
Surveyors, Estate Agents, Valuers, Auctioneers

- Semi Detached Family House
- Lounge with French Doors
- Contemporary Kitchen
- Landscaped Rear Garden
- Planning Permission for Two Storey Extension
- Three Bedrooms
- Open Plan Dining/Living Kitchen
- Good Sized Plot & Gated Driveway
- Popular Location
- Viewing Essential!

A traditional three bedroom semi detached house presented in excellent condition throughout, located in a popular area. The property has been modernised and improved by our clients, offering a modern and contemporary family home.

The accommodation comprises an entrance porch, utility, entrance hall, lounge with French doors and an open plan dining/living kitchen with a contemporary fitted kitchen. Upstairs there are three bedrooms, bathroom, and a separate WC. The property has neutral decor and flooring, gas central heating and UPVC double glazing.

The property occupies a good sized plot, with an enclosed fenced frontage and double timber gates open on to a driveway. The front garden is laid to lawn which extends to the side. There is a lovely rear garden maintained to a high standard and includes an extensive decked patio extending the full width of the house. Beyond here, there is a split level lawn with further raised decking borders on both sides.

The above mentioned good sized plot has offered the opportunity to extend the house. Our clients have planning permission approved by Mansfield District Council, dated 17/4/20 under planning reference number 2020/0123/HHA, for two storey side and rear extensions, which on the attached plans shows a brand new garage to the ground floor and, at first floor level, a brand new master bedroom with en suite, and an extension of one of the existing bedrooms. This is clearly fantastic potential and, should a new buyer carry out these works, the property would become a substantial four bedroom family home.

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

ENTRANCE PORCH

5'5" x 2'11" (1.67m x 0.91m)

With laminate floor.

UTILITY

8'7" x 4'10" (2.62m x 1.48m)

Having plumbing for a washing machine and work surface. Space for further appliances. Wall mounted gas fired central heating boiler. Obscure double glazed window to the front elevation.

ENTRANCE HALL

8'4" x 5'10" (2.55m x 1.78m)

With laminate floor, coving to ceiling, smoke alarm and understairs storage cupboard.

LOUNGE

13'5" x 12'2" (4.09m x 3.72m)

A beautifully appointed reception room, with radiator, coving to ceiling and French doors leading out onto the rear garden.

OPEN PLAN DINING/LIVING KITCHEN

24'11" x 10'10" (7.60m x 3.31m)

A superbly appointed, dual aspect, dining kitchen featuring a contemporary fitted kitchen with high gloss anthracite grey cabinets comprising wall cupboards with under lighting, base units and drawers with work surfaces above. Inset 1 1/2 bowl sink with drainer and mixer tap. Integrated electric oven, four ring electric hob with extractor hood above. Integrated fridge. Tiled effect floor, two radiators, double glazed windows to the front and rear elevations, and obscure UPVC rear door leading to the garden.

FIRST FLOOR LANDING

With power point and ceiling light point.

BEDROOM 1

13'5" x 12'2" (4.10m x 3.72m)

A spacious double bedroom, with radiator and double glazed window to the rear elevation.

BEDROOM 2

10'2" x 10'2" (3.11m x 3.10m)

With radiator and double glazed window to the rear elevation.

BEDROOM 3

10'7" x 7'5" (3.25m x 2.27m)

With radiator and double glazed window to the front elevation.

FAMILY BATHROOM

7'7" x 4'10" (2.33m x 1.49m)

Having a bath with tiled surround. Pedestal wash hand basin. Tiled effect floor, radiator and obscure double glazed window to the front elevation.

SEPARATE WC

4'4" x 2'9" (1.34m x 0.84m)

Having a low flush WC. Tiled effect floor and obscure double glazed windowpane to the front elevation.

OUTSIDE

The property occupies a good sized plot with an enclosed fenced frontage with a pedestrian gate entrance and double timber gates opening on to a driveway. The front garden is laid to

lawn which extends to the side, and a pathway leads to the main entrance door and continues to the side of the house where a further pedestrian gate gives access to the rear garden. The rear garden is well maintained and includes an extensive decked patio extending the full width of the house. Beyond here, there is a split level lawn with further raised decking borders on both sides.

VIEWING DETAILS

Strictly by appointment with the selling agents. For out of office hours please call Alistair Smith, Director at Richard Watkinson and Partners on zero seven eight one seven two eight three five two one.

TENURE DETAILS

The property is freehold with vacant possession upon completion.

SERVICES DETAILS

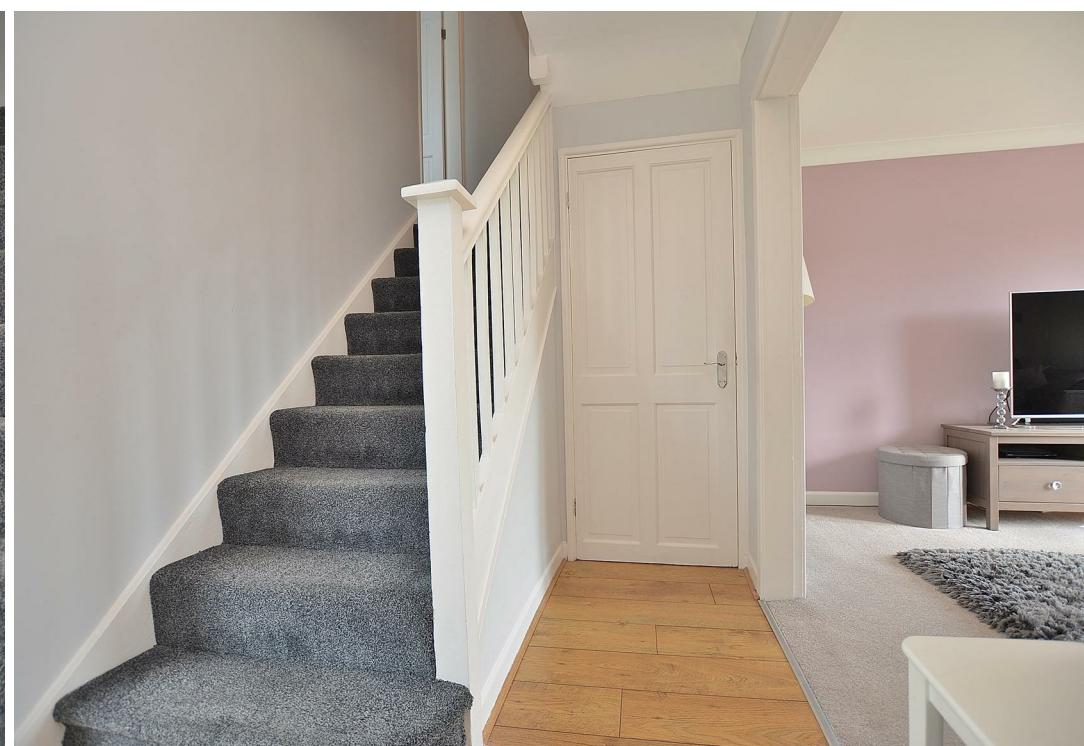
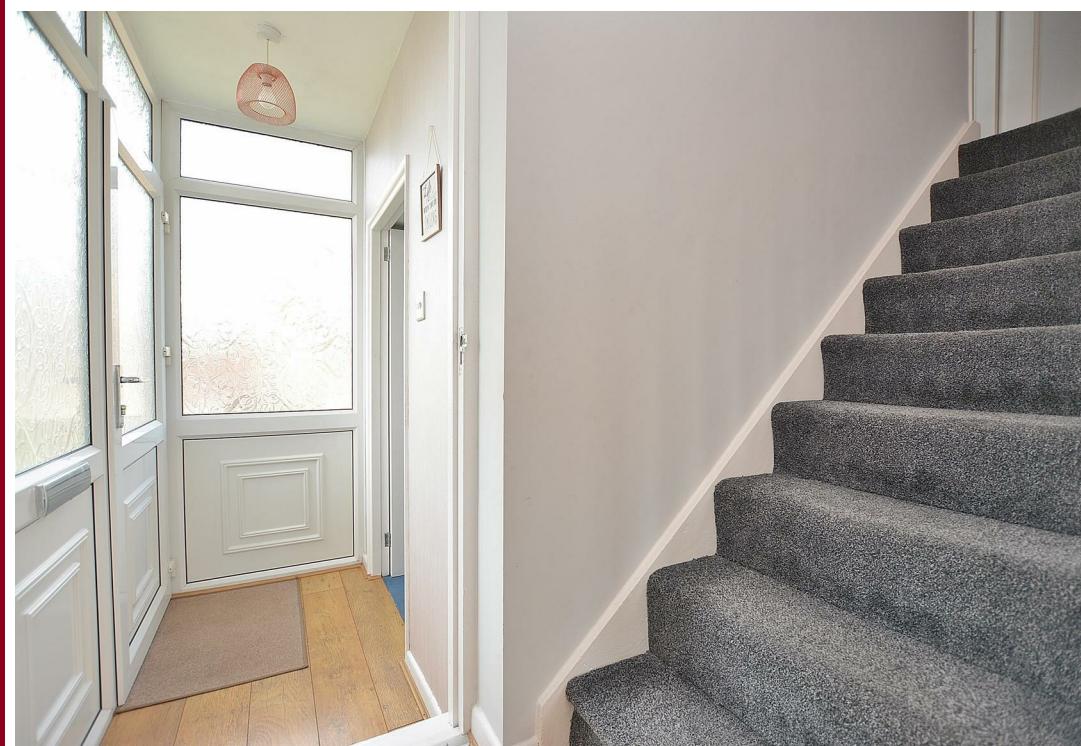
All mains services are connected.

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

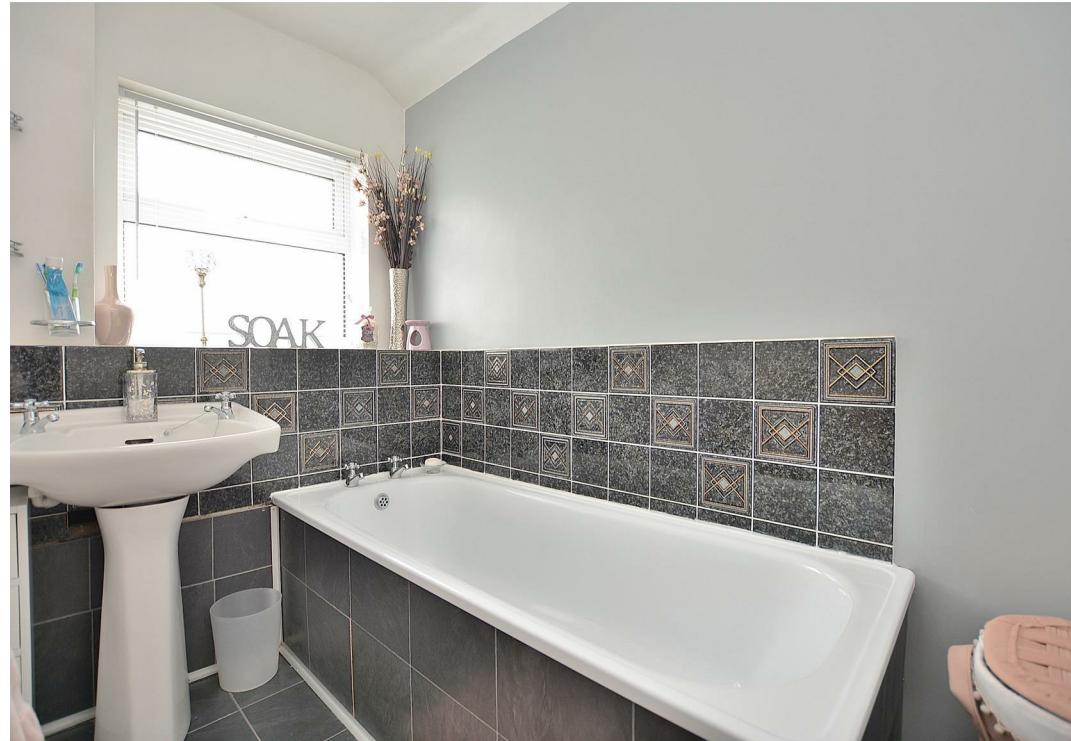
Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested and therefore cannot be guaranteed to be in good working order.





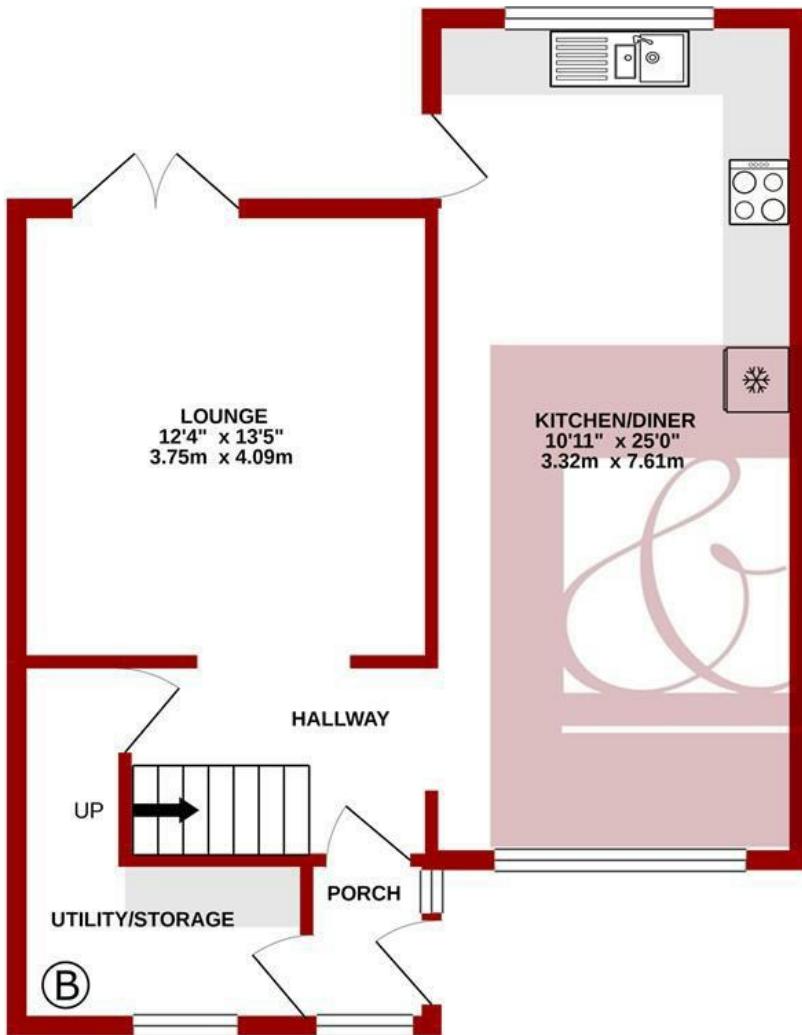




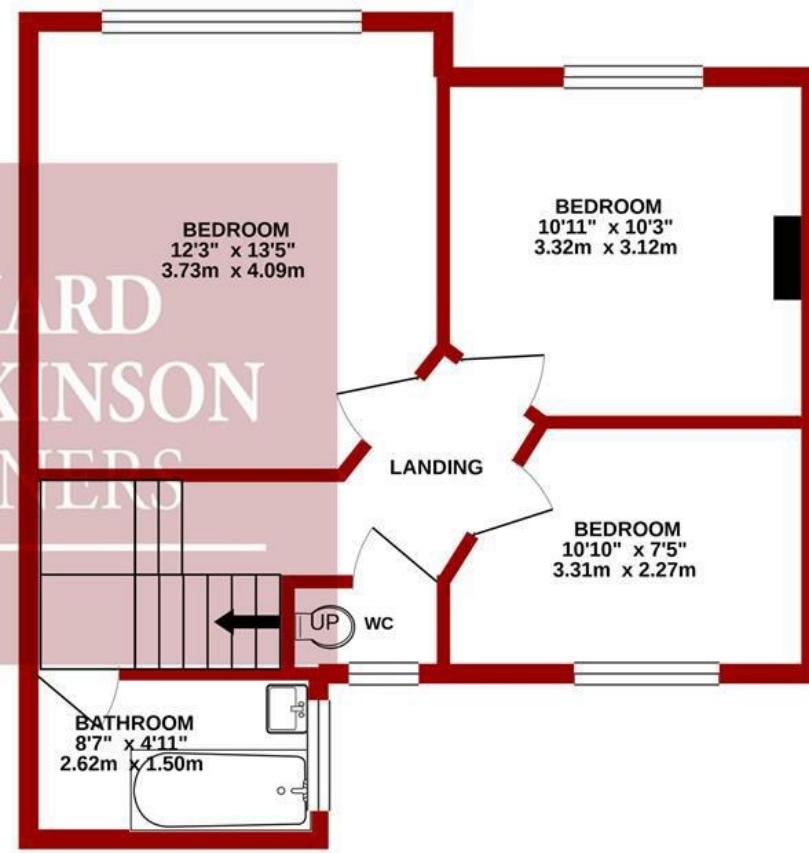




GROUND FLOOR
574 sq.ft. (53.3 sq.m.) approx.



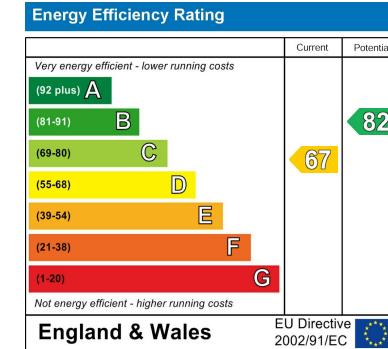
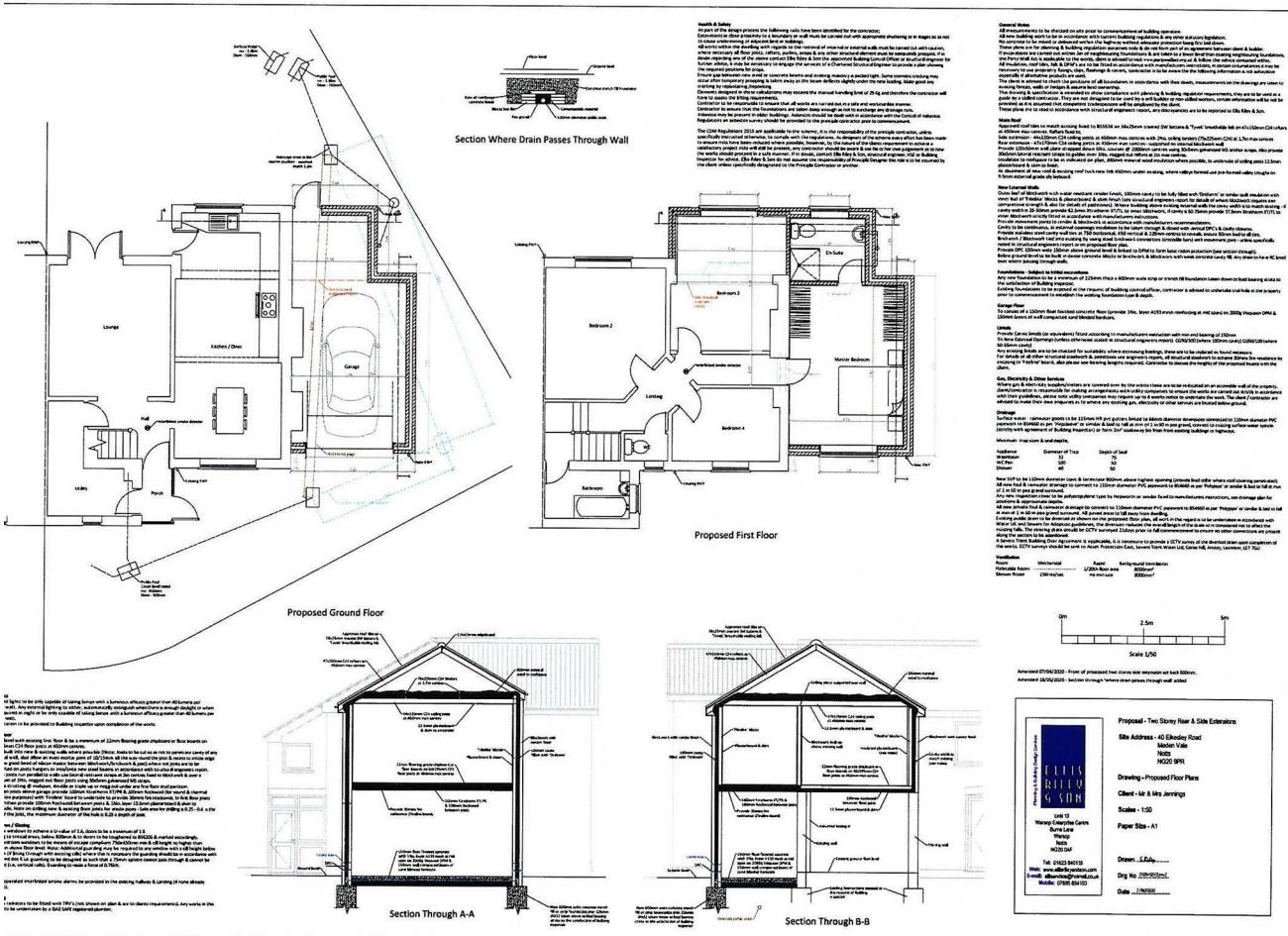
1ST FLOOR
491 sq.ft. (45.6 sq.m.) approx.



TOTAL FLOOR AREA : 1065 sq.ft. (98.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

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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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