



9 Brookvale Close, Mansfield,
Nottinghamshire, NG18 3LX

Offers Over £175,000

Tel: 01623 626990

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

- Traditional Semi Detached House
- Modern & Timeless Bathroom
- Separate Cosy Yet Spacious Lounge
- Private Rear Garden
- Quiet Cul-De-Sac
- Three Bedrooms
- Extended Open Plan Dining Kitchen
- Driveway For Off Road Parking
- Extremely Popular Location
- Viewing Highly Recommended

We are delighted to offer to the market this spacious traditional three bedroom semi detached house which benefits from a single storey extension to the rear helping to create a wonderfully well proportioned open plan dining kitchen alongside a second spacious yet cosy reception room and the added bonus of a utility and downstairs WC which really does give this property such a flexible amount living space which would prove perfect for an array of buyers. Not only is this property spacious, it is also situated in an extremely popular location within close proximity to Mansfield Town centre, well regarded local schools and a whole host of other local amenities.

The accommodation comprises an entrance hallway, lounge, fantastically proportioned open plan dining kitchen, utility and a downstairs WC. To the first floor landing there are three bedrooms including two doubles and a recently upgraded modern yet timeless family bathroom.

Externally this property is situated on a lovely and quiet cul-de-sac. Having an initial low maintenance frontage with a driveway providing off road parking leading onto a double gated access that runs adjacent to the property providing more off road parking if required. To the rear there is a well proportioned yet equally manageable garden that is split into three sections having an initial patio and decked patio sitting area, lawned section and play area with artificial turf at the bottom of the garden. Finally, it all comes securely enclosed by a neatly fenced boundaries to all sides.

A viewing comes highly recommended to appreciate the level of space and the excellent and extremely convenient location this property is situated within.

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

ENTRANCE HALL

7'7" x 5'5" (2.31m x 1.65m)

With a radiator, ceiling light point and stairs providing access to the first floor landing.

LOUNGE

13'6" x 12'10" (4.11m x 3.91m)

With a feature fireplace with floating chunky wooden mantle, space for an inset electric log burner. There is also a radiator, ceiling light point, double glazed window to the front elevation and an internal access door into the:

OPEN PLAN DINING KITCHEN

21'10" max x 15'10" max (6.65m max x 4.83m max)

An extended dining kitchen having a range of high gloss wall cupboards, base units and drawers in a timeless cream with wood effect working surfaces over. Inset one and a half bowl stainless steel sink with drainer and chrome mixer tap. Integrated oven, four ring electric hob with stainless steel extractor hood over. Integrated fridge/freezer and dishwasher. There is also two radiators, chrome heated towel rail, array of ceiling spotlights, feature ceiling light, breakfast bar, double glazed window to the side elevation and double glazed French doors providing access onto the rear garden.

UTILITY

7'0" x 5'11" (2.13m x 1.80m)

There is also a handy utility with fitted wall cupboards and base units. There is also plumbing for washing machine, space for tumble dryer, radiator, ceiling spotlights and a double glazed window to the side elevation.

DOWNSTAIRS WC

5'11" x 2'8" (1.80m x 0.81m)

With a two piece suite comprising a low flush WC and a wash hand basin with chrome taps. There is also a radiator, ceiling light point and an extractor fan.

FIRST FLOOR LANDING

7'10" x 5'11" (2.39m x 1.80m)

With a ceiling light point, double glazed window to the side elevation and a loft hatch.

BEDROOM 1

12'11" x 9'11" (3.94m x 3.02m)

A spacious double bedroom with a radiator, ceiling light point and a double glazed window to the front elevation.

BEDROOM 2

10'10" x 9'11" (3.30m x 3.02m)

A second double bedroom with a radiator, ceiling light point and a double glazed window to the rear elevation.

BEDROOM 3

9'9" x 6'6" (2.97m x 1.98m)

With a radiator, ceiling light point and a double glazed window to the front elevation.

BATHROOM

6'5" x 5'9" (1.96m x 1.75m)

A modern upgraded stylish family bathroom having a three piece suite comprising a panelled bath with chrome mixer tap and wall mounted internally plumbed chrome shower over. Wash hand basin with chrome mixer tap and fitted storage beneath and a low flush WC. There is also a graphite grey heated towel rail, majority tiled walls, ceiling light point and an obscure double glazed window to the rear elevation.

OUTSIDE

Externally this property is situated on a lovely and quiet cul-de-sac. Having an initial low maintenance frontage with a driveway providing off road parking leading onto a double gated access that runs adjacent to the property providing more off road parking if required. To the rear there is a well proportioned yet equally manageable garden that is split into three sections having an initial patio and decked patio sitting area, lawned section and play area with artificial turf at the bottom of the garden. Finally, it all comes securely enclosed by a neatly fenced boundaries to all sides.

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.



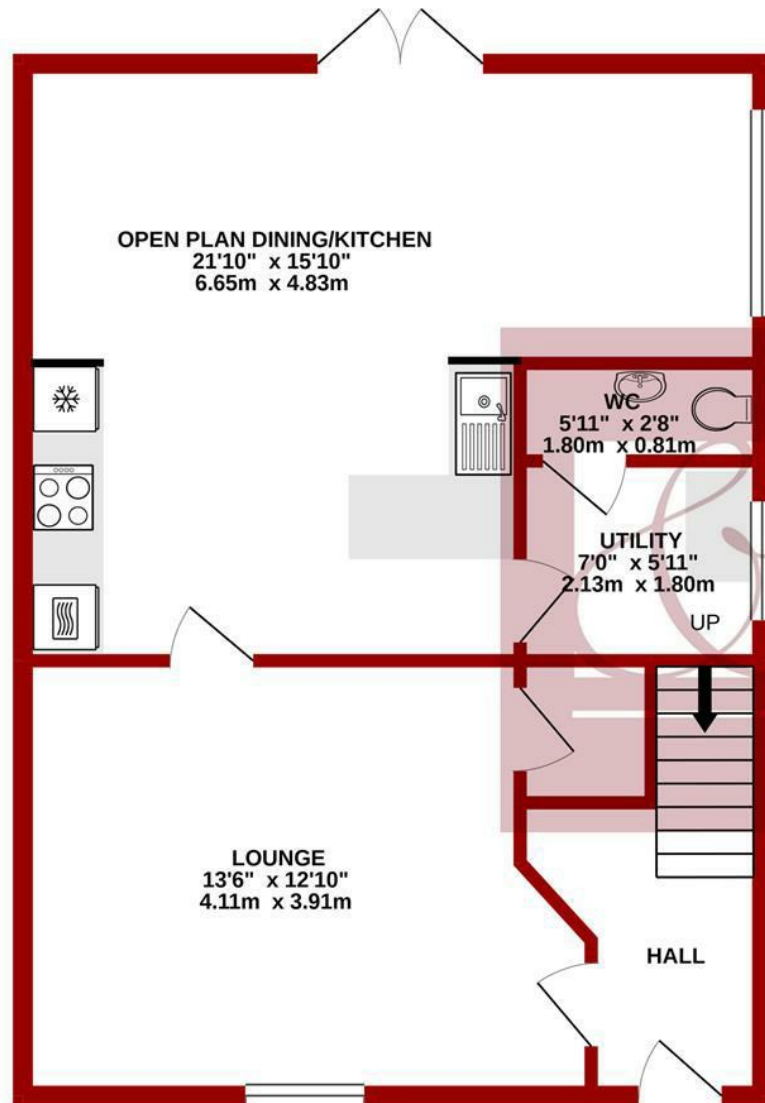




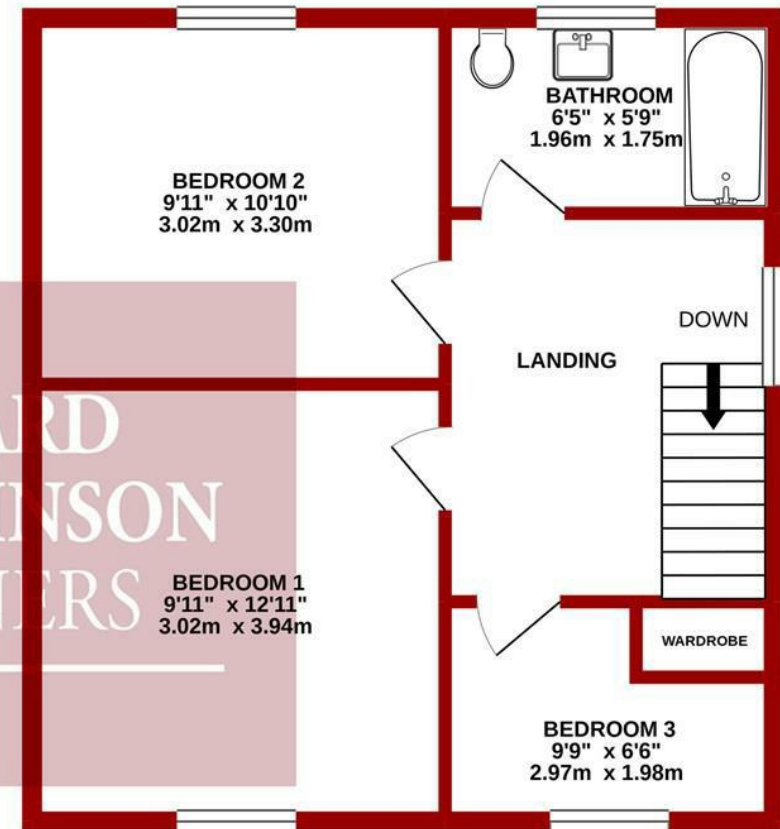




GROUND FLOOR
666 sq.ft. (61.8 sq.m.) approx.

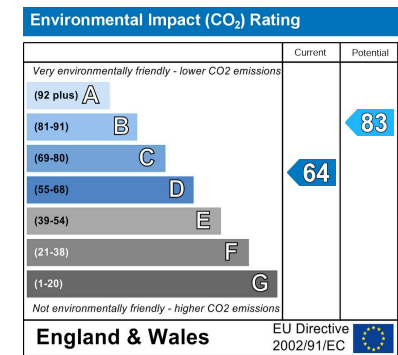
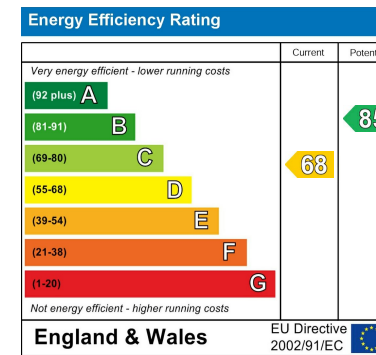


1ST FLOOR
521 sq.ft. (48.4 sq.m.) approx.



TOTAL FLOOR AREA : 1186sq.ft. (110.2 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



RICS



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