



**40 Cromford Avenue, Mansfield,
Nottinghamshire, NG18 5DP**

£214,995
Tel: 01623 626990

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

- Traditional Detached House
- Two Bedrooms & Modern Bathroom
- Gas Central Heating & UPVC D/G
- Good Sized Plot
- Popular Suburban Location
- Extended & Improved Throughout
- Lounge & Dining Kitchen
- Driveway & Detached Single Garage
- South Facing Rear Garden
- Viewing Recommended

A traditional detached house in a popular suburban location on the edge of High Oakham within close proximity to excellent amenities and High Oakham Primary School.

Our clients have refurbished and improved the house throughout during their decade of ownership to include a rear extension creating a dining kitchen. The property was re-wired, a new fireplace and internal oak doors have been fitted, and the bathroom was modernised in 2019. There is scope and further potential to extend the house beyond the current layout subject to obtaining necessary planning permission.

The property has neutral decor and flooring, UPVC double glazing and gas central heating. The accommodation comprises an entrance hall, bay fronted lounge, dining kitchen with integrated appliances and French doors leading out onto the south facing rear garden. The first floor landing leads to two bedrooms a family bathroom.

The property occupies a good sized plot set back from the road behind a walled frontage adjacent to a driveway which extends to the side of the property to the detached single garage at the rear. The front garden is mainly laid to lawn with plants and shrubs, and a sweeping pathway leads to the main entrance door. The rear garden includes a good sized gravel patio and a raised lawn with borders to all sides with shrubs.

AN OPEN FRONTED STORM PORCH WITH ORIGINAL QUARRY TILED FLOOR LEADS TO A PAINTED LIGHT GREEN TIMBER FRONT ENTRANCE DOOR WITH OBSCURE GLAZED WINDOWPANES TO EACH SIDE AND ABOVE PROVIDING ACCESS THROUGH TO THE:

ENTRANCE HALL

13'10" x 6'5" (4.23m x 1.96m)

With wood floor, radiator, stairs to the first floor landing, and understairs storage cupboard with light point and obscure glazed window to the side elevation.

LOUNGE

14'6" into bay x 12'4" (4.42m into bay x 3.77m)

A most delightful dual aspect reception room, having a coal effect gas fire with granite hearth and stone surround. Wood floor, feature corner window to the side elevation, and large bay window to the front elevation.

DINING KITCHEN

16'9" x 12'0" max (5.13m x 3.68 max)

(10'1" into kitchen). Having a contemporary fitted kitchen with high gloss cabinets comprising wall cupboards, base units and drawers with wood style worktops. Inset 1 1/2 bowl ceramic sink with drainer and mixer tap. Integrated double oven, five ring gas hob and stainless steel extractor hood above. Integrated dishwasher and fridge/freezer. Plumbing for a washing machine. Laminate floor, radiator, coving to ceiling, ample ceiling spotlights, double glazed windows to the rear and side elevations, side entrance door and French doors leading out onto the south facing rear garden.

FIRST FLOOR LANDING

With obscure double glazed window to the side elevation.

BEDROOM 1

12'9" x 9'11" (3.91m x 3.04m)

A spacious and dual aspect master bedroom with radiator, feature double glazed corner window to the side elevation, and double glazed window to the front elevation.

BEDROOM 2

8'11" x 7'7" (2.74m x 2.32m)

With radiator and double glazed window to the front elevation.

FAMILY BATHROOM

10'0" max x 8'9" (3.05m max x 2.68m)

A modern three piece bathroom suite with chrome fittings comprising a panelled bath with mixer tap and 'rain' shower over plus additional shower handset. Pedestal wash hand basin with mixer tap. Low flush WC. Partial modern white tiles to the walls, vinyl floor, radiator, extractor fan, obscure double glazed window to the rear elevation, and airing cupboard housing the gas fired central heating boiler.

OUTSIDE

The property occupies a good sized plot with a south facing rear garden. The house stands back from the road behind a walled frontage adjacent to a driveway which extends to the side of the property to the detached garage at the rear. The front garden is mainly laid to lawn with plants and shrubs, and a sweeping pathway leads to the main entrance door. The rear garden includes a good sized gravel patio. Beyond here, there is a raised lawn and borders to all sides with shrubs, and a side gate gives access to the side and front of the property.

DETACHED GARAGE

16'5" x 9'4" (5.01m x 2.86m)

With power and light point.

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

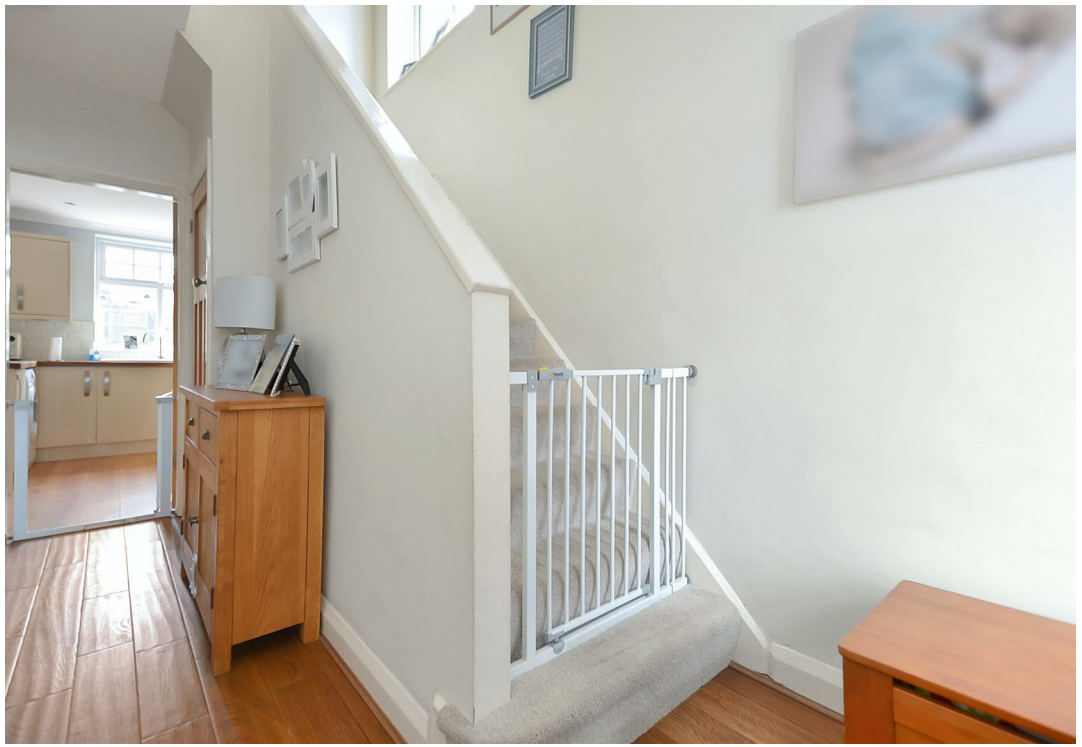
All mains services are connected.

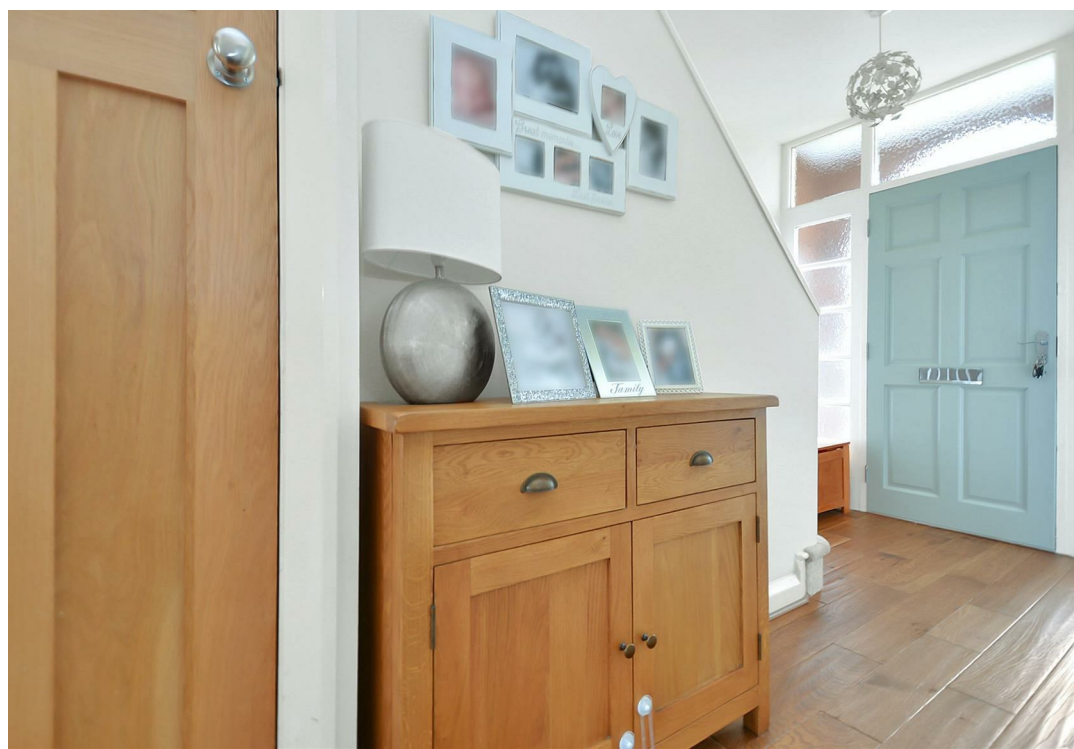
MORTGAGE ADVICE

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.





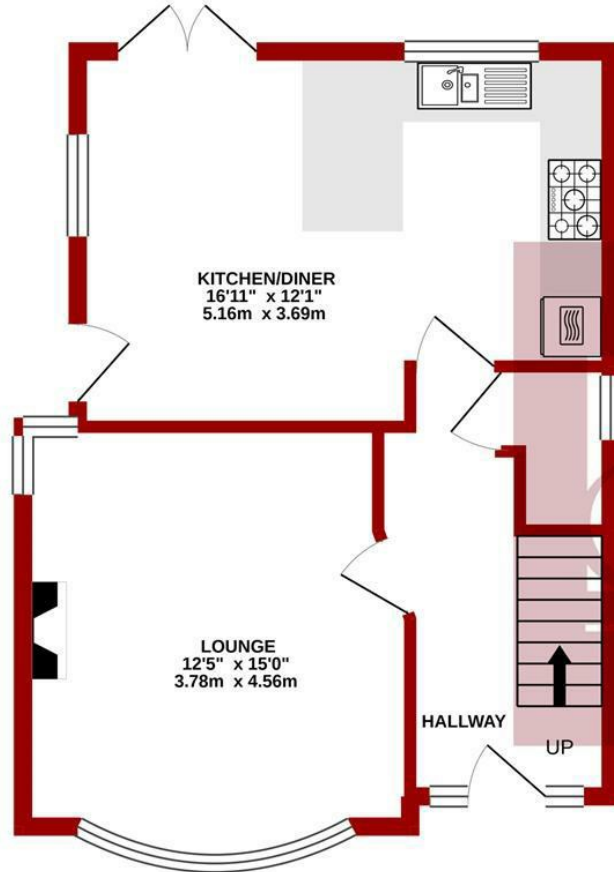




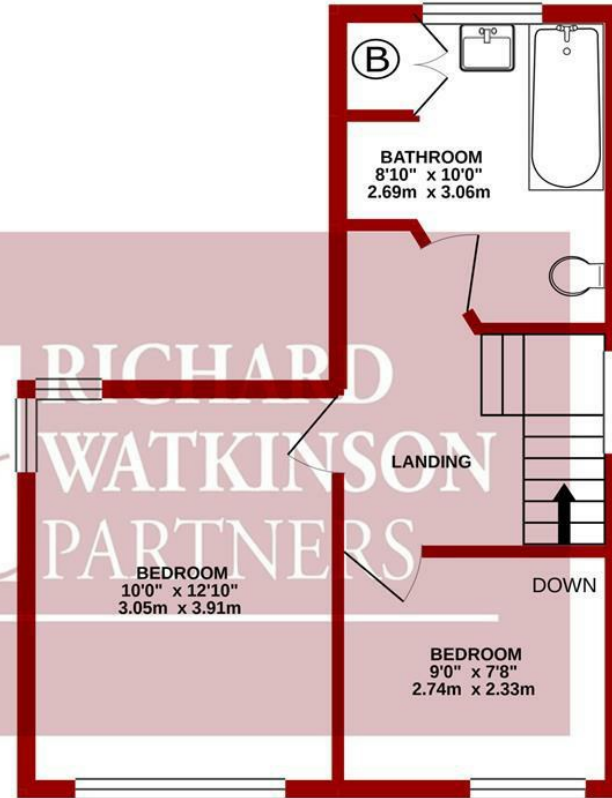




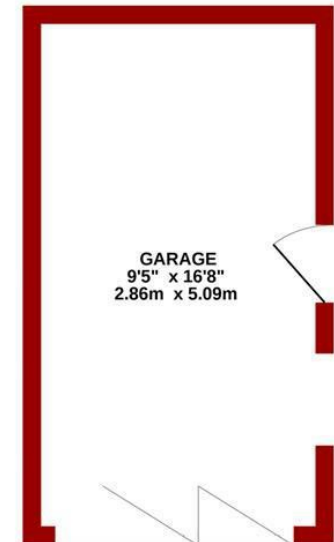
GROUND FLOOR
470 sq.ft. (43.7 sq.m.) approx.



1ST FLOOR
364 sq.ft. (33.8 sq.m.) approx.



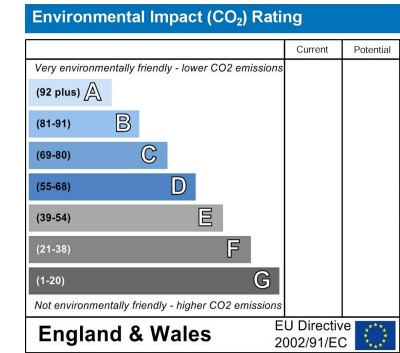
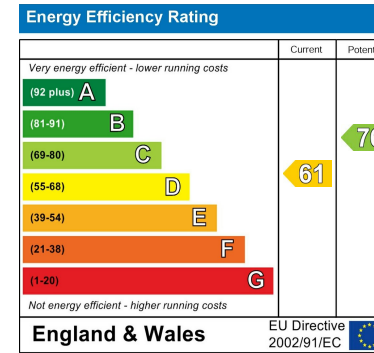
GARAGE
157 sq.ft. (14.6 sq.m.) approx.



TOTAL FLOOR AREA : 991 sq.ft. (92.1 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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1 Albert Street,
Mansfield NG18 1EA
Tel: 01623 626990
Email: mansfield@richardwatkinson.co.uk



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