



**17 Washington Drive, Mansfield,
Nottinghamshire, NG18 5GP**

£295,000

Tel: 01623 626990

**RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Modern Detached House
- Fantastic Open Plan Dining Kitchen
- Master Bedroom With En Suite
- Brand New Boiler Installed January 2021
- Private Landscaped Rear Garden
- Four Well Proportioned Bedrooms
- Spacious Lounge With Fitted Shutters
- Conservatory & Modern Downstairs WC
- Driveway & Garage
- Viewing Highly Recommended

A stunning and spacious family home which is immaculately presented throughout. This wonderful family home has benefited from a recent high quality improvement in the main hub of the home which is the contemporary and classy open plan dining kitchen which is sure to catch the eye of an array of buyers. Not only does this property offer style and space but also boasts a fantastic and convenient town centre location with access to good local schools and within walking distance to Kings Mill hospital.

The accommodation comprises an entrance hall with double doors opening into the stunning open plan dining kitchen with access into a downstairs WC and a conservatory. There is also a spacious separate lounge. To the first floor landing there is a large master bedroom with an excellent sized en suite, a further three bedrooms all with internally built wardrobes and an immaculate and neutral family bathroom. The property has UPVC double glazing throughout, and a brand new boiler installed in January 2021.

Externally there is a well-proportioned frontage split between a driveway that provides off road parking that leads onto an integral garage. There is also a neatly maintained lawn which does offer more scope for even more off road parking should it be required. To the rear of the property there is a well maintained private rear garden with fenced boundaries to all sides, raised decked sitting area and a patio area which gives plenty of room to enjoy as a family.

A viewing is highly recommend to appreciate both the spacious nature and the convenient sought after location.

A UPVC FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

ENTRANCE HALL

19'10" max x 7'2" max (6.05m max x 2.18m max)

With a radiator, tiled floor, two ceiling light points, Hive central heating system hub, double doors opening into the stunning dining kitchen and stairs providing access to the first floor landing.

DOWNSTAIRS WC

6'11" x 3'3" (2.11m x 0.99m)

A modern and stylish WC comprising a wash hand basin and a low flush WC with chrome mixer tap and contemporary tiled floor and half tiled walls. There is also a radiator and an obscure double glazed window to the side elevation.

LOUNGE

18'10" x 11'6" (5.74m x 3.51m)

A light and airy spacious reception room with gas fire and feature fire place with marble hearth. Two ceiling light points, coving to ceiling and a large double glazed window to the front elevation with fitted shutters that will be included within the sale.

OPEN PLAN DINING KITCHEN

24'4" x 12'11" (7.42m x 3.94m)

A large open plan modern dining kitchen of high quality having a stylish range of two tone sleek high gloss wall cupboards, base units and drawers with chunky contemporary working surfaces over. Inset one and a half bowl sink with chrome mixer tap. Integrated oven, four ring induction hob with wall mounted stylish black extractor hood and black glass splashbacks over. Integrated washing machine and plumbing for a washing machine, space for an American fridge/freezer. There is a tiled floor that runs directly through from the entrance hall, array of LED ceiling spotlights, two radiators and double glazed window to the rear elevation and double glazed doors opening into the:

CONSERVATORY

13'8" max x 13'0" (4.17m max x 3.96m)

Having a ceiling light point, tiled floor and double glazed patio doors onto the established rear garden.

FIRST FLOOR LANDING

13'11" x 6'3" (4.24m x 1.91m)

A first floor landing landing with radiator, ceiling light point loft hatch and an obscure double glazed window to the side elevation.

MASTER BEDROOM

15'5" x 10'10" (4.70m x 3.30m)

A large master bedroom having internally built wardrobes with shelving and hanging rails. There is also a radiator, ceiling light point and three double glazed arched windows to the front elevation.

EN SUITE

8'6" x 5'5" (2.59m x 1.65m)

A good sized neutral en suite comprising a panelled bath with wall mounted electric shower and chrome mixer tap and a fitted glass shower screen, vanity unit with inset wash hand basin with chrome mixer tap with internal storage beneath and a low flush WC with concealed cistern, majority tiled walls, tiled floor, radiator, ceiling spotlights Electric shaving point and an obscure double glazed window to the front elevation.

BEDROOM 2

12'9" x 8'1" (3.89m x 2.46m)

A second double bedroom having internally built wardrobes with hanging rail and shelving. There is also a radiator, ceiling light point and a double glazed window to the rear elevation.

BEDROOM 3

8'9" x 8'3" (2.67m x 2.51m)

A third well proportioned bedroom again having an internally built wardrobes with hanging rail and shelving. There is also a radiator, ceiling light point and a double glazed window to the rear elevation.

BEDROOM 4

9'10" x 7'0" (3.00m x 2.13m)

A fourth and final bedroom again having an internally built wardrobe with a radiator, ceiling light point and double glazed window to the rear elevation.

FAMILY BATHROOM

8'6" x 5'0" (2.59m x 1.52m)

A modern family bathroom with a panelled bath with electric wall mounted shower, shower screen and chrome mixer tap. Wash hand basin with chrome mixer tap and a low flush WC. There is also a chrome heated towel rail, fully tiled walls, tiled floor, ceiling light point and an extractor fan.

OUTSIDE

INTEGRAL GARAGE

18'0" x 8'6" (5.49m x 2.59m)

With up and over door, power, lighting, electric charging point and an internal access door opening into the hall.

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.





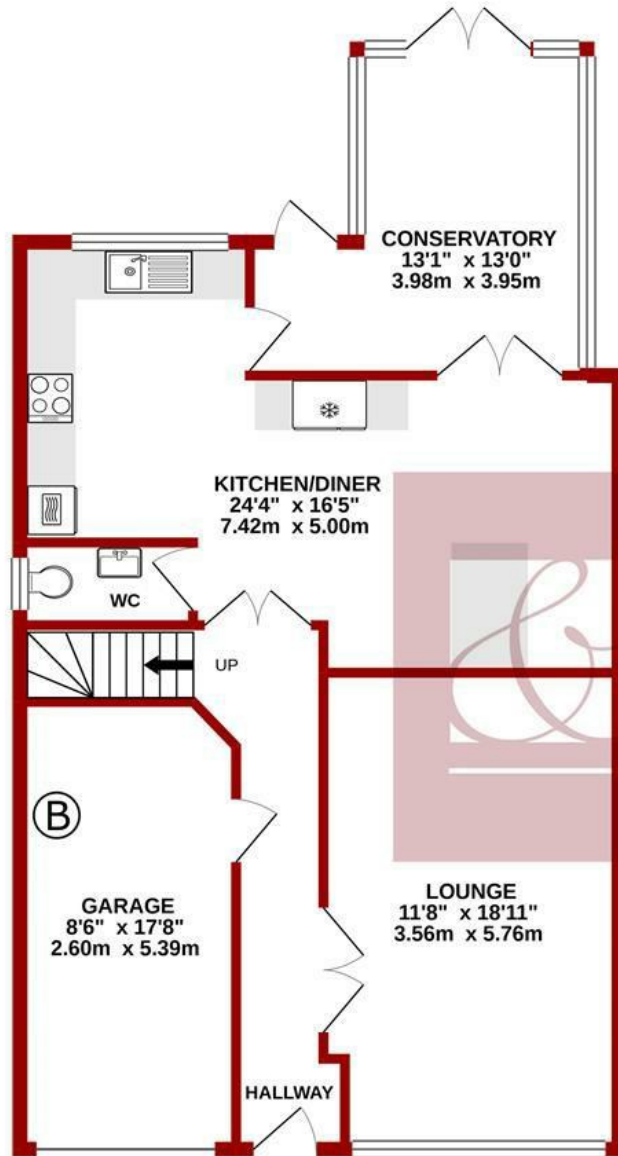




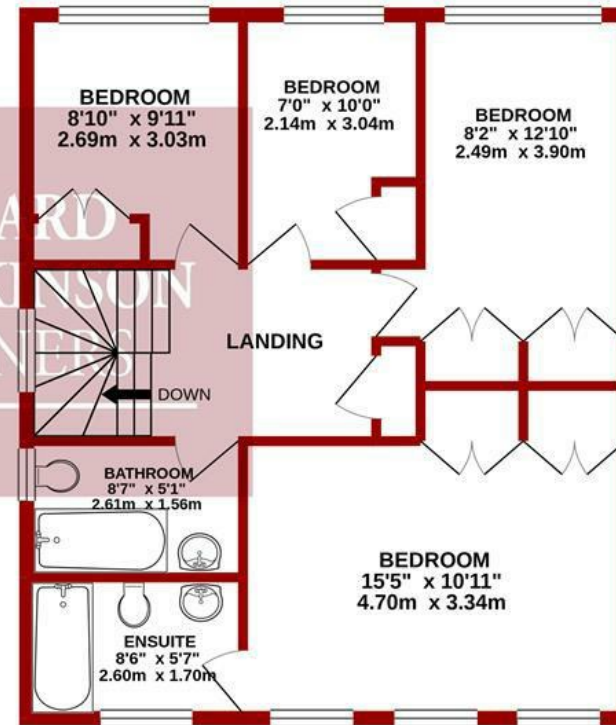




GROUND FLOOR
987 sq.ft. (91.7 sq.m.) approx.

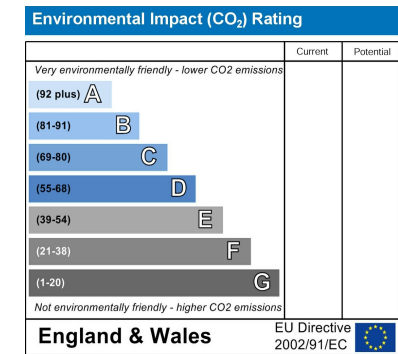
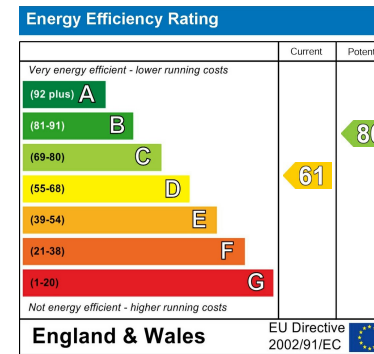


1ST FLOOR
688 sq.ft. (63.9 sq.m.) approx.



TOTAL FLOOR AREA : 1675 sq.ft. (155.6 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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