

England & Wales	
EU Directive 2002/91/EC	
Min energy rating - higher rating is better	
A	1-10
B	11-15
C	16-20
D	21-25
E	26-30
F	31-35
G	36-50

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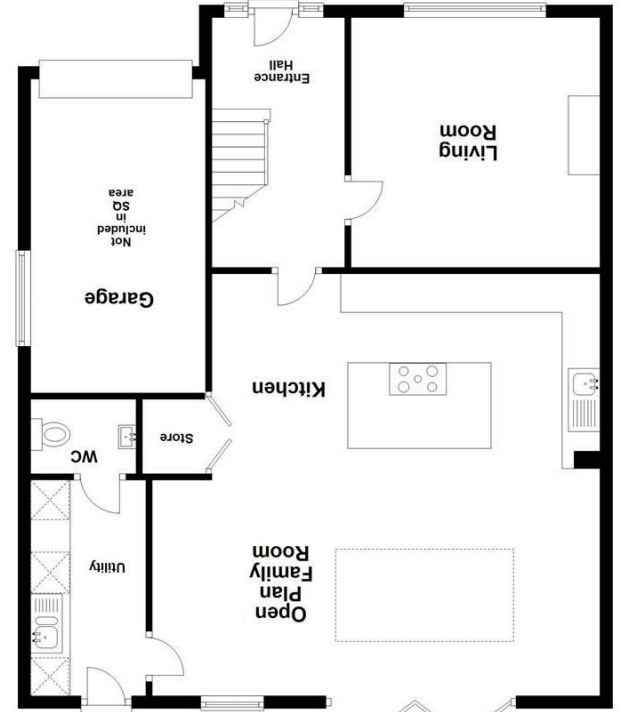
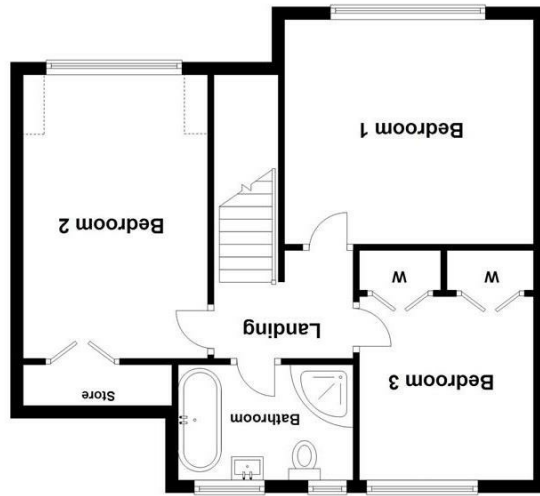


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John Sankey
 Estate Agents

Total area: approx. 132.0 sq. metres (1420.6 sq. feet)
 Whilst every attempt has been made to ensure the accuracy of this floorplan, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan and its measurements are for illustrative purposes only.
 Plan produced using Floorplan.



87 Chatsworth Drive, Mansfield, Notts, NG18 4QU
 £445,000

John Sankey
 Estate Agents



Chatsworth Drive

Mansfield

Nestled in a highly sought-after area of Mansfield, this stunning detached property offers a perfect blend of modern living and timeless elegance. Boasting three well-proportioned bedrooms, this home underwent significant renovations in recent years to ensure utmost comfort and style.

In 2019, the property received a comprehensive upgrade, including a new roof and replacement windows and doors. A rear extension was added in 2021, resulting in a spacious open plan living kitchen area. The heart of the home, this impeccably designed space features high-quality fixtures and fittings, seamlessly integrating the kitchen, dining area, and a further living space.

For cosy evenings, retreat to the inviting lounge adorned with a multi-fuel burner, offering warmth and ambiance. Outside, a driveway provides ample off-road parking for up to three cars, while the landscaped garden adds to the property's charm and appeal.

Perfect for families, the open plan layout at the rear caters to both daily living and entertaining needs. Additionally, convenience is ensured with the inclusion of a utility room and downstairs WC. A garage completes this exceptional property. An early viewing is highly recommended.

How To Find The Property

Take the Nottingham A60 out of Mansfield to the traffic lights by High Oakham School, take a left turn into Berry Hill Lane continuing to the brow of the hill before turning right at the roundabout onto Lichfield Lane, follow Lichfield Lane for approximately 200 yards before turning left onto Chatsworth Drive, the property is then located approximately half way down Chatsworth Drive on the left hand side.

Entrance Hall

13' x 6'11"

The entrance hallway, accessed through a welcoming composite door. The space boasts laminate flooring and features a striking solid oak staircase, adorned with elegant glass panels. Oak doors lead seamlessly to the lounge and open plan living kitchen, creating a cohesive flow throughout the home. With the inclusion of a central heating radiator and power points, this room sets a high standard for the quality of the entire property.

Living Room

13' x 12'11"

The charming lounge, adorned with modern decoration, and featuring a focal point multi-fuel burner, adding warmth and character to the space. Perfect for enjoying cosy nights in, the room is illuminated by a UPVC double glazed window to the front aspect, allowing natural light to filter through. Additional amenities include a central heating radiator, TV point, and ample power points.



Open Plan Living Kitchen

21'11" maximum x 23'3" maximum

Step into the stunning open plan living kitchen, a high-quality space that received an extension in 2020-21, seamlessly blending a kitchen, living area, and dining space. The kitchen boasts exquisite granite work surfaces and top-of-the-line appliances, including two slide and hide Neff ovens, a pull-out larder, and ample storage with illuminated display cabinets. A central island features a 5-ring Neff hob, complemented by a Franke circular extractor fan, integral dishwasher, and plumbing for an American-style fridge freezer. Adding to the elegance, there's a sink and drainer unit with a Flexi hose mixer tap, along with plinth lighting and a plinth heater. A ceiling lantern floods the space with natural light, along with fitted lighting creating an inviting atmosphere for gatherings. The expansive living area comfortably accommodates a sofa and space to dine for at least 6 to 8 people and features two triple central heating radiators, spotlights, and bi-fold doors leading to the rear garden. Additionally, numerous power points, some with USB capability, offer convenience, while an oak door leads to the utility room.

Utility

11'3" x 6'

The utility boasts matching high-quality wall and base units, mirroring the elegance of the kitchen. Equipped with plumbing for a further dishwasher, the utility also offers space and plumbing for a washing machine and space for a condensing tumble dryer. A practical work surface with a sink and drainer, featuring a Flexi hose mixer tap, adds convenience to daily chores. A central heating radiator, while a UPVC double glazed door leads to the rear garden, providing easy access. Additionally, a solid oak door leads to the downstairs WC and open plan living kitchen, facilitating seamless flow throughout the home.

Downstairs WC

5'6" x 3'10"

Located just off the utility room, the downstairs WC offers practicality and convenience, ideal for families with young children or for entertaining guests in the garden. The space features a stylish low flush WC paired with a pedestal sink and mixer tap, complete with storage beneath for added functionality. The sink area is adorned with feature tiling, enhancing the aesthetic appeal of the room. Spot lighting illuminates the space, while a central heating radiator ensures comfort.

First Floor

Landing

7'3" maximum x 5'7" maximum

The landing has solid oak doors leading to all of the upstairs accommodation, central heating radiator and loft access. The loft is part boarded for storage with lighting and a pull down loft ladder.

Bedroom No 1

12'10" x 11'8"

Bedroom one is a generously proportioned double bedroom featuring a UPVC double glazed window to the front aspect, which floods the room with natural light. The space boasts modern decor, creating a welcoming ambiance. Additionally, there is a central heating radiator and power points and convenient eaves storage, offering practicality and functionality.

Bedroom No 2

14'9" x 9'7"

Bedroom two is another spacious double bedroom, offering ample space for relaxation and rest. Featuring a UPVC double glazed window to the front aspect, the room is bright and airy, with natural light streaming in. The convenience of fitted wardrobes enhances storage options, while a central heating radiator and power points add to the practicality of the room.

Bedroom No 3

9'7" x 9'1"

Bedroom three is impressively spacious, offering ample room for various furniture arrangements. Featuring fitted cupboards, the room provides convenient storage solution. A UPVC double glazed window overlooks the rear garden, infusing the room with natural light and pleasant views. Additionally, there is a central heating radiator and power points.

Bathroom

9'1" x 6'

The bathroom is a luxurious retreat, boasting a blend of modern elegance and functionality. Highlighted by a freestanding bath with a floor-mounted waterfall tap and mixer shower attachment. For added convenience, there's a separate mains fed shower cubicle with a rainfall shower. The space also features a sleek wall-mounted floating sink with drawers beneath for storage, complemented by a stylish mixer tap. Additionally, a low flush WC, with spotlights illuminating the space, fully tiled walls and floor and a wall-mounted central heating radiator.

Outside

As you step outside, you're welcomed by a rendered boundary wall topped with slate, setting the tone for the charm of this property. A paved driveway offers ample parking space for 3 to 4 cars, ensuring convenience for residents and guests alike. With access to both sides of the property, the driveway leads around to the rear garden, enhancing accessibility.

The rear garden is a tranquil oasis, complete with a picturesque pond enclosed by slate walls (fish not included). A delightful patio area provides a perfect spot for outdoor seating, ideal for relaxation or al fresco dining. The sale also includes a shed, offering practical storage solutions. Additionally, a decked patio area extends the outdoor living space, perfect for enjoying warm summer days. Bound by fenced boundaries, the garden offers privacy. Other amenities include an outside tap and gated access to both sides of the property, leading back to the front, offering convenience.

Garage

16'4" x 9'1"

With an electric shutter door.

Additional Information

Tenure: Freehold

Council Tax Band: D

Mobile & Broadband Checker visit: www.ofcom.org.uk then click mobile & broadband checker.

