



**93 Wild Hill**  
**Teversal, Nottinghamshire NG17 3JE**  
**£230,000**

- AN EXCEPTIONAL, TWO BEDROOMED SEMI-DETACHED PROPERTY – VIEWING RECOMMENDED.
- ENTRANCE AREA PROVIDING ACCESS TO THE LOUNGE, WITH THE FOCAL POINT BEING THE RECESSED LOG BURNER.
- RANGE OF KITCHEN FITMENTS, INCLUDING ISLAND UNIT, OVEN AND HOB, FRIDGE/FREEZER AND DISHWASHER.
- LARGE MAIN BEDROOM WITH FULL LENGTH WARDROBES TO ONE WALL AND RECESSED DRESSING AREA.
- CONTEMPORARY BATHROOM HAVING OVAL BATH, SEPARATE SHOWER CUBICLE, COUNTER-TOP BASIN AND WC.
- FULLY TRIPLE GLAZED AND ELECTRIC, AIR SOURCE HEAT PUMP (RADIATORS AND UNDERFLOOR HEATING).
- STUNNING OPEN PLAN DINING KITCHEN, HAVING SINGLE STOREY EXTENSION WITH VAULTED CEILING.
- SEPARATE UTILITY ROOM WITH WASHING MACHINE AND GROUND FLOOR CLOAKROOM HAVING WC AND BASIN.
- SECOND DOUBLE BEDROOM, WHICH ENJOYS OUTSTANDING VIEWS TO THE SURROUNDING COUNTRYSIDE.
- DRIVEWAY AND GARDEN TO THE FRONT AND LANDSCAPED REAR WITH INDIAN STONE, RAISED BEDS AND BRICK SHED.



## VIEWING:

and further information through our Mansfield office on 01623 422777. Alternatively, email [sales@temple-estates.co.uk](mailto:sales@temple-estates.co.uk)

## DIRECTIONS:

Leave Mansfield on the A38 Sutton Road. Just after Kings Mill hospital, turn right onto Kings Mill Road. At the top of here, turn left onto Mansfield Road. Continue along here for approximately 2.5 miles. At the roundabout, continue straight onto Fackley Road. This then becomes Wild Hill and the property is on the left hand side.

## ACCOMMODATION COMPRISES

### ENTRANCE AREA

Composite front door, upright radiator and stairs rising to the first floor.

### LOUNGE

**13'11" into bay x 13'5" (4.24m into bay x 4.09m)**

UPVC triple glazed bay window to the front. Recessed log burner (certificated and chimney swept). Radiator.



### OPEN PLAN DINING KITCHEN



### DINING AREA

**10'4" x 10'4" (3.16m x 3.15m)**

Porcelain tiles with underfloor heating. Downlighters.



### KITCHEN

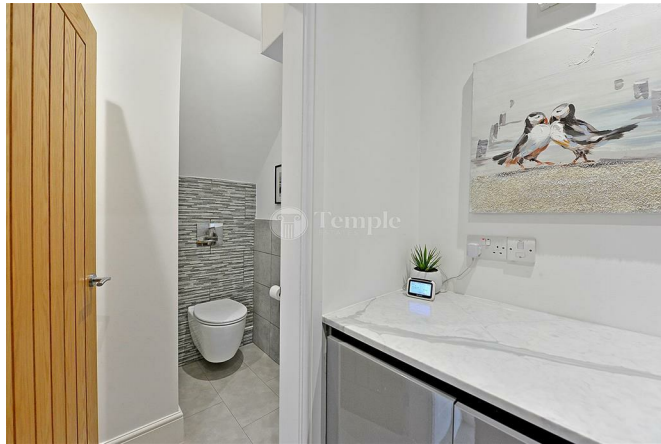
**14'0" x 11'10" (4.28m x 3.61m)**

Forming the extension to the property and featuring vaulted ceiling with sky lights and bi-fold doors to the garden. With a range of base and eye level units, Corian work tops and island unit with inset sink unit boiling tap. Also including built in electric double oven, separate induction hob and hood. Integrated fridge/freezer and dishwasher. Porcelain tiles with underfloor heating and downlighters to the ceiling.



## UTILITY ROOM

Accessed from the dining area. Integrated washing machine and work top. Housing the air source heating system and hot water cylinder (fan located outside).



## CLOAKROOM

WC and glass sink. Electric consumer unit (tested 2022).



## FIRST FLOOR

### LANDING

UPVC aspect. Access to the loft space via pull down loft ladder.

## BEDROOM ONE

13'3" into wardrobe x 12'6", plus 5'5" x 3'3" (4.06m into wardrobe x 3.82m, plus 1.66m x 1.00m)

Full length fitted wardrobes to one wall, plus recess for a dressing table. UPVC triple glazed front elevation, radiator and laminate flooring.



## BEDROOM TWO

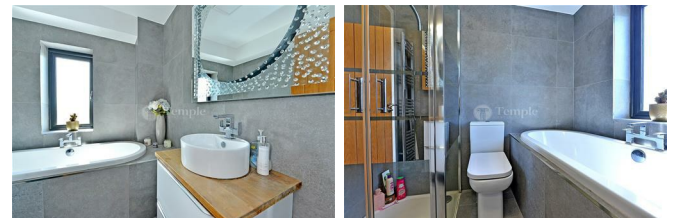
10'3" x 9'3" (3.14m x 2.83m)

UPVC triple glazed rear elevation, enjoying outstanding countryside views. Radiator.

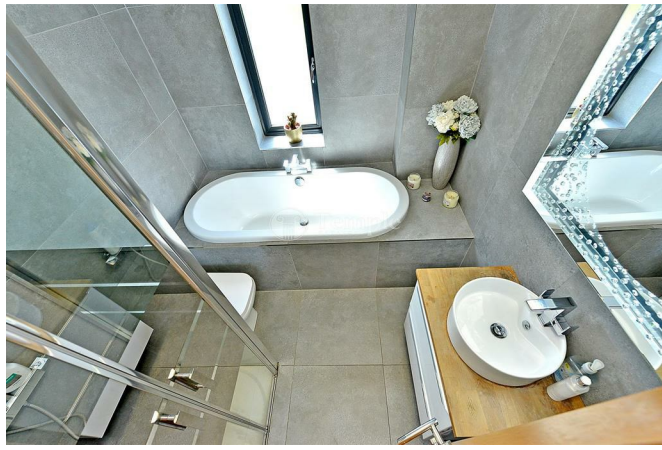


## BATHROOM

Including oval bath with side taps, separate shower cubicle, circular counter-top basin, vanity unit and WC. Full tiling to the walls, upright chrome radiator and UPVC obscure glaze window.







identification i.e. passport, driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

#### **AS WITH ALL OUR PROPERTIES**

we have not been able to check the equipment and would recommend that a prospective purchaser should arrange for a qualified person to test the appliances before entering into any commitment. MA5782/28.4.25

#### **OUTSIDE**

The property has a garden and driveway to the front. One of the outstanding features is the rear garden. Landscaped with Indian stone patio areas and pathways and central raised beds. To the far end is a beautiful seating area, looking over the immediate countryside. There is also a detached, brick built and insulated, shed/workshop. This could be used as a home office, having light, power and cold water feed.



The property is in council tax band A (Ashfield District Council).

#### **FINANCIAL ADVICE**

We offer help and advice in arranging your mortgage. Please contact this office. Written quotations available on request. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

#### **MONEY LAUNDERING**

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for

