

MELLOR & BEER

ESTATE AGENTS

51 Bridge Street, Worksop, Notts. S80 1DA

84 Mansfield Road



- **Outstanding 4 Bedroom Detached Family Home**
- **Superb, Versatile and Spacious Living Accommodation**
- **Excellent plot offering A Generous Frontage and Large Garden**
- **Superb Standard and Speciation**

Early viewing is considered essential to fully appreciate the size and the excellent specification of this superbly well presented, well fitted and decorated detached family home. Located in this very popular residential location, which offers easy road links to the M1/A1 interchanges property has been significantly improved and re modelled by the current owners. The living space has been significantly expended to the ground floor and has recently benefitted from a professional loft conversion to create a superb Master suite which incorporates bedroom, dressing room and an eye-catching en suite bathroom. The ground floor in brief comprising entrance hall, WC, lounge, excellent open plan living kitchen, study, family room and utility. On the first floor are three well-proportioned bedrooms, a well fitted family bathroom and staircase to the Master bedroom. Externally an attractive frontage and a generous rear garden ideal for entertaining. The property has the benefits of solar panel and an air source heat pump to generate domestic central heating.

£475,000

84 Mansfield Road, Worksop S80 3AA

Entrance hall

With composite front entrance door provides access to a spacious reception porch. There is high quality tiled flooring, wall mounted security alarm panel and a Georgian style glazed lockable inner door gives access to a spacious reception hallway. An original timber staircase with handrail gives access to the first floor, useful recess under stairs storage facilities which houses the electricity meter. A panelled original door gives access to a refurbished cloak room. There is a flush WC in white, wash hand basin into a vanity stands with chrome finished contemporary tap situated above both by Roca, ceiling mounted extractor fan and tiled flooring.

Sitting Room 15'7" x 11'7" (4.75m x 3.53m)

A panelled original door gives access to a beautiful front bay fronted traditional sitting room which offers flexible and multiple usage and could be used as a dining room. Feature surround fireplace with polished marble back and hearth and an inset electric pebble fire, central heating radiator



Office 10'5" x 8'1" x 10'5" (3.2m x 2.46m)

With ceramic tiled flooring, underfloor heating, twin Velux style skylights and a range of fitted high level storage cupboards

Utility room 12'3" x 6'4" (3.49m x 1.95m)

Well fitted with an excellent range of units /fitted storage cupboards finished in a high gloss white Velux fitted work surfaces with inset sink unit. Provision for washing machine/dryer.

Extended Open Plan Living Kitchen 22'4" x 27'8" (6.81m x 8.43m)

A beautiful panelled original door gives access to a superbly appointed open plan refurbished and extended family dining kitchen which opens through to an informal sitting room. A superb range of hand-crafted kitchen which comprises of an excellent range of contemporary modern high gloss wall and base units finished in cream, effortlessly complimented by solid wood work surfaces, matching splash backs and tiled splash backs situated above. There is high quality tiled flooring with the benefit of additional under floor heating facility. There is a central island with wrap around under storage and solid wood display mantle situated over. There is a deep sink and half and drainer with a chrome finished contemporary mixer tap situated above that. There is an integrated family sized dishwasher, integrated Smeg five ring electric induction hob, built in extractor canopy, hood and light fitted above that and a glass splash back ample space and point for a large free standing American style plumbed in fridge freezer. Integrated appliances include Bosch double electric fan assisted oven and grill and dual microwave facility situated above that. The family/sitting room has a side facing uPVC sealed unit double glazed picture window, feature vertical panelled radiator, there is high quality fitted flooring with the benefits of under floor heating, twin sealed unit double glazed Velux style skylights, inset ceiling lighting, rear facing uPVC sealed unit double glazed French doors which flood ample natural light into the room itself and give access out to the recently timber decked area and expansive lawn gardens beyond.



Family/Games room 22'2" x 11'8"
(6.76m x 3.56m)

A feature glazed and oak door off from the kitchen gives access to a superbly appointed open plan flexible/multiple usage room. Fitted flooring with the benefit of under floor heating, low voltage halogen spotlights to the ceiling, bi-folding uPVC sealed unit double glazed doors which in turn give access out to the timber decked area and gardens



First floor landing

With picture window and staircase to the Master suite

Bedroom One 15'6" x 11'6"
(4.72m x 3.51m)

With an attractive bay window, side facing UPVC picture window, central heating radiator

Bedroom Two 11'5" x 11'4"
(3.50m x 3.47m)

Central heating radiator



Bedroom Three 11'5" x 10'2"
(3.5m x 3.1m)

With engineered timber flooring, central heating radiator



Bathroom 6'9" x 11' 2"
(2.06m x 3.4m)

A beautiful panelled original door gives access to a superbly appointed and refurbished family bathroom. There is a full suite by Roca comprising of a wash hand basin into a vanity unit with storage beneath, chrome finished sanitary wear, low flush WC with an enclosed system, tiled surround bath again with chrome finished sanitary wear and with aquaboard panelled ceiling with inset low voltage halogen spotlights. There is tiled flooring, high quality tiled walls and a separate twin walk in shower cubicle with thermostatic controlled remote-controlled shower inset and a central heated towel rail/radiator finished in chrome. There is a range of built in vanity/storage areas



On the second Floor

The second floor of the property was professionally converted with the project being completed in 2023, the property roof was lifted and reroofed and was fitted with new solar panels. The second floor now includes the Master Suite with

Bedroom 20'7" x 15' max (6.3m x 4.57m)

With an attractive timber spindle balustrade, 3 skylight skylights with blinds incorporated, eaves storage space access, central heating radiator.



Dressing room 10'6" x 6'6" (3.23m x 2.10m)

Fitted shelving and hanging rail
En suite bathroom

A superbly well fitted shower room with a fitted suite including low flush wc, vanity unit with marble top and inset wash handbasin and a walk-in shower enclosure with both hand-held and fixed deluge head. Ceramic tiled floor, stainless towel rail, illuminated mirror, inset ceiling lighting.

Outside

Access to the front of the property is gained via a private secure sliding wrought iron gate which gives access to a concrete patterned driveway providing hard standing for multiple vehicles and access to the Garage. Outside light, power point and a fitted EV charging point.



Garage 20'0" x 9'6" (6.1m x 2.9m)

With a remote operated up and over access garage door, storage into the pitched roof space, wall mounted combination gas central heating boiler

To the rear

There is a large timber decked area with balustrade surround which is ideal for and entertaining etc. Steps to a rear patio area and the generously sized lawn garden with established borders and which offers a high level of privacy being well screened and enclosed. Outside tap and power point

Solar

The property benefits from fitted solar panels with the current owners benefiting from any surplus electricity produced and sold back to the grid. We await confirmation of the tariff.

We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The potential buyer is advised to obtain verification from their solicitor, surveyor or professional advisors.

These particulars, whilst believed to be accurate are set out as a general guideline and do not represent any part of an offer or contract. Intending purchasers should not rely upon them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation in respect of the property.