



9 Hardwick View Close,  
Mansfield, NG19 8SJ

GUIDE PRICE

£310,000

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WILKINS VARDY



## GUIDE PRICE

# £310,000

EXTENDED FAMILY HOME - GENEROUS CORNER PLOT - CLOSE TO COUNTRY PARK

Hardwick View Close, New Houghton, Mansfield - a charming location offering the perfect blend of countryside tranquillity and modern convenience. This detached house boasts three reception rooms, ideal for entertaining guests or simply relaxing with the family. With four spacious bedrooms and two bathrooms, there is ample space for everyone to enjoy.

Situated on a superb corner plot, this property provides ample parking, ensuring you never have to worry about finding a space. The extended layout of this home makes it perfect for a growing family or those who love to host gatherings.

One of the standout features of this property is its semi-rural outlook, offering stunning views and a peaceful atmosphere. For nature lovers, the proximity to the country park provides endless opportunities for outdoor activities and leisurely strolls.

- Superb & Well Appointed Detached Family Home on Generous Corner Plot
- Two Good Sized Reception Rooms
- Modern Fitted Kitchen with a range of Integrated Appliances
- En Suite Shower Room & Fantastic Re-Fitted Family Bathroom
- Conveniently Situated for Mansfield, Chesterfield & M1 Motorway
- Cul-de-Sac Position in Semi Rural Area
- Utility Room & Separate Cloaks/WC
- Four Good Sized Bedrooms, two having Fitted Wardrobes
- Off Street Parking & Attractive Mature Gardens
- EPC Rating: C

### General

Gas central heating (Baxi Platinum Combi Boiler)  
uPVC sealed unit double glazed windows and doors  
Gross internal floor area - 123.3 sq.m./1327 sq.ft. (including Store)  
Council Tax Band - D  
Tenure - Freehold  
Secondary School Catchment Area - Shirebrook Academy

### On the Ground Floor

A composite front entrance door opens into a ...

### Entrance Hall

With staircase rising to the First Floor accommodation.

### Dining Room

11'1 x 8'2 (3.38m x 2.49m)

A versatile and good sized reception room having two windows overlooking the front of the property.

### Cloaks/WC

Fitted with a white 2-piece suite comprising a low flush WC and wash hand basin with tiled splashback and vanity unit below.  
Tiled floor.

### Utility Room

8'2 x 7'2 (2.49m x 2.18m)

Having space and plumbing for a washing machine, and space for a tumble dryer, fridge and freezer.  
This room also houses the gas boiler.

### Kitchen

13'3 x 9'2 (4.04m x 2.79m)

Being part tiled and fitted with a range of cream shaker style wall, drawer and base units with complementary wood work surfaces over.  
Inset 1½ single drainer sink with filter mixer tap.  
Integrated appliances to include a fridge/freezer, dishwasher, microwave oven, electric double oven and 4-ring gas hob with concealed extractor over.

Vinyl flooring.

A uPVC double glazed door gives access into the ...

### Brick/uPVC Double Glazed Conservatory

11'9 x 11'6 (3.58m x 3.51m)

A lovely conservatory fitted with laminate flooring and having French doors which overlook and open onto the rear patio.

### Living Room

15'6 x 12'0 (4.72m x 3.66m)

A spacious reception room having a feature stone effect fireplace, and a bay window overlooking the rear garden.

### On the First Floor

### Landing

With loft access hatch having a pull down ladder giving access to a part boarded roof space with lighting.  
Built-in cupboard.

### Master Bedroom

11'4 x 9'9 (3.45m x 2.97m)

A good sized front facing double bedroom having a range of fitted wardrobes and drawer unit along one wall. A door gives access into an ...

### En Suite Shower Room

Fitted with a white 3-piece suite comprising a fully tiled shower cubicle with mixer shower, pedestal wash hand basin with a tiled splashback, and a low flush WC.  
Vinyl flooring.

### Bedroom Two

10'8 x 7'11 (3.25m x 2.41m)

A good sized rear facing double bedroom.

### Bedroom Three

10'6 x 7'10 (3.20m x 2.39m)

A rear facing double bedroom having a built-in double wardrobe.

### Bedroom Four

9'5 x 6'11 (2.87m x 2.11m)

A front facing single bedroom, currently used as a study.

### Family Bathroom

Being fully tiled and fitted with a white 3-piece suite comprising a claw foot roll top bath with glass shower screen and mixer shower over, wash hand basin with storage below, and a low flush WC.  
Chrome heated towel radiator.  
Tiled floor.

### Outside

The property sits on a generous corner plot, having a block paved drive to the front providing ample off street parking, which leads to an Integral Store with 'up and over' door and also houses an electric vehicle charging point. (Former Garage which has been converted to create a Store Room and a Utility Room). The driveway has a decorative pebble bed interspersed with shrubs to one side, and a lawned garden with plants and shrubs to the other side.

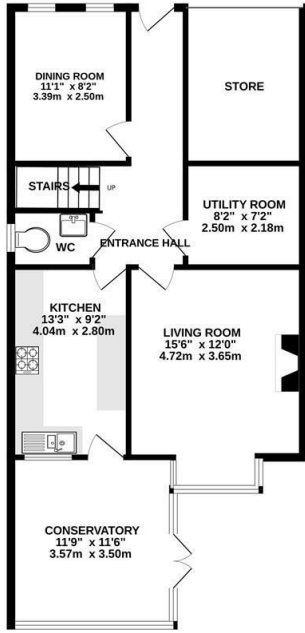
A gate gives access to the enclosed east facing rear garden which comprises of a paved patio and lawn with decorative paved seating area and borders of mature flowers, plants and shrubs. There are also hardstanding areas for a greenhouse and a garden shed. An outside water tap and electric point are also provided..



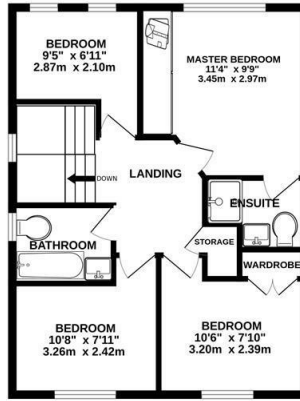




GROUND FLOOR  
778 sq.ft. (72.2 sq.m.) approx.



1ST FLOOR  
549 sq.ft. (51.0 sq.m.) approx.



TOTAL FLOOR AREA: 1327 sq.ft. (123.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the foregoing contained herein, 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>	<b>75</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

## VIEWINGS

All viewings are to be arranged through the agent.

The Consumer Protection (Amendment) Regulations 2014

Only items referred to in these particulars are included in the sale.

We are informed by the vendor that, at the time of our inspection, the central heating system, kitchen appliances, shower units, plumbing installations, and electrical system referred to in these particulars were all in working order, however, no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval.

Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

## SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Shirebrook Academy Catchment area, this is NOT a guarantee of admission and the prospective purchaser MUST make direct enquiries to Derbyshire County Council to ascertain the availability of places and ensure satisfaction of their entry criteria.

### Validation Of Offers

In order to comply with our statutory obligations and The Ombudsman for Estate Agents Code of Practice, we are required to validate the financial circumstances of any offers made in respect of this property. This will usually entail anyone making an offer being interviewed by our Financial Consultants.



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