



19 Haddon Road
Mansfield, Nottinghamshire NG19 7BS
£725,000

- A SUBSTANTIAL, SIX BEDROOM FAMILY PROPERTY, WITH VIEWING RECOMMENDED
- SPACIOUS RECEPTION HALL WITH CENTRAL STAIRCASE AND GALLERIED LANDING ABOVE
- FITTED BREAKFAST KITCHEN, MUSIC ROOM, STUDY, UTILITY AND GROUND FLOOR SHOWER ROOM
- SECOND BEDROOM WITH EN-SUITE SHOWER AND FOUR FURTHER DOUBLE BEDROOMS
- CORNER PLOT, HAVING AMPLE CAR STANDING AND DETACHED BRICK BUILT DOUBLE GARAGE
- BUILT IN 1999 BY DAVID WILSON HOMES, OFFERING OVER 2,500 SQ FT OF LIVING SPACE
- LOUNGE WITH INGLENOOK FIREPLACE, FAMILY ROOM AND SEPARATE DINING ROOM
- MAIN BEDROOM INCLUDING BUILT IN WARDROBES AND EN-SUITE BATHROOM
- FAMILY BATHROOM, BEDROOM SIX WITH EN-SUITE AND A MEZZANINE LEVEL ABOVE
- WELL REGARDED RESIDENTIAL LOCATION, CONVENIENTLY LOCATED FOR ACCESS TO THE TOWN

VIEWING

and further information through our Mansfield office on 01623 422777. Alternatively, email sales@davidblount.co.uk

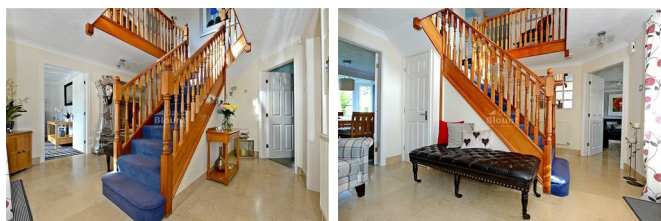
DIRECTIONS

From Mansfield, proceed onto the A60, Woodhouse Road. Turn left onto Haddon Road and left again, which is a continuation of Haddon Road. Follow the block paved cul-de-sac round to the right and the property is in the left hand corner.

ACCOMMODATION COMPRISES

RECEPTION HALL

A spacious entrance with central staircase providing access to the galleried landing above. Tiled flooring, radiator and under stair cloaks cupboard.



RECEPTION HALL



LOUNGE

18'1 x 11'10 (5.51m x 3.61m)

Brick inglenook fireplace with inset log burner. UPVC French doors to the rear garden, wooden flooring, two radiators and coving to the ceiling.



DINING ROOM

14'3 into bay x 10'5 (4.34m into bay x 3.18m)

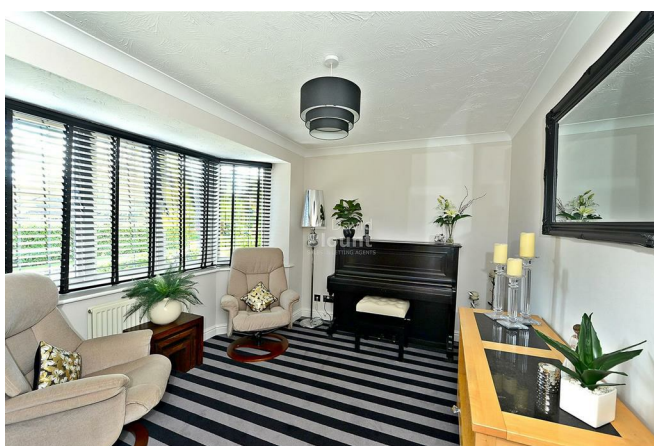
UPVC bandstand bay to the rear. Corner upright radiator and wall mounted gas fire.



MUSIC ROOM

11'7 x 10'1 (3.53m x 3.07m)

UPVC bay window, radiator and coving.



FAMILY ROOM

17'1 x 13'6 into bay (5.21m x 4.11m into bay)

UPVC bay window to the front aspect, tiled flooring, radiator and coving to the ceiling.



BREAKFAST KITCHEN

16'1 x 13'8 (4.90m x 4.17m)

Fitted with an extensive range of hand painted base and eye level units, work surfaces and one and a half bowl sink unit and single drainer. Built in double oven, separate induction hob and extractor. Integrated dishwasher. Tiled flooring, downlighters, radiator and UPVC French doors and window to the rear aspect. Archway through to the snug/breakfast room.



BREAKFAST KITCHEN



SNUG

10'10 x 8'6 (3.30m x 2.59m)

UPVC French doors to the rear, radiator, wooden flooring and downlighters.



STUDY

9'10 x 8'6 (3.00m x 2.59m)

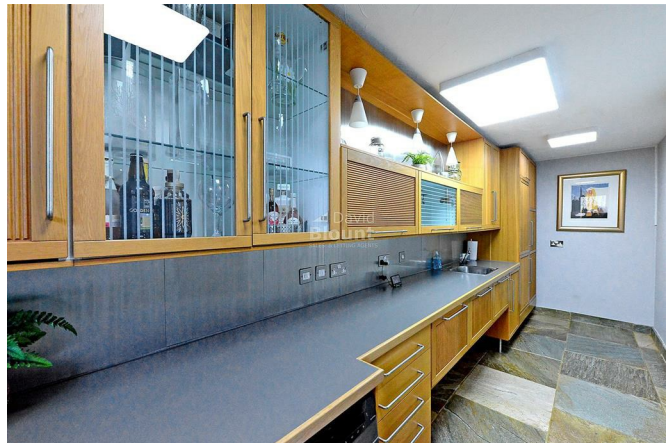
UPVC front aspect, radiator and wooden flooring.



UTILITY ROOM

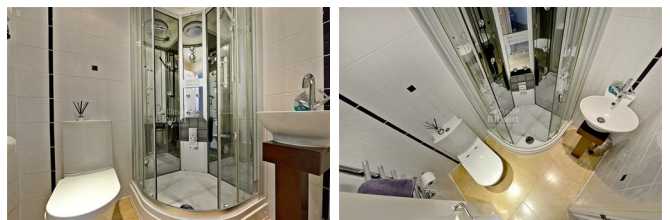
17'10 x 5'8 (5.44m x 1.73m)

With fitted units, work surfaces and inset stainless steel sink unit. Integrated fridge. Upright radiator, tiled flooring and rear door.



SHOWER ROOM

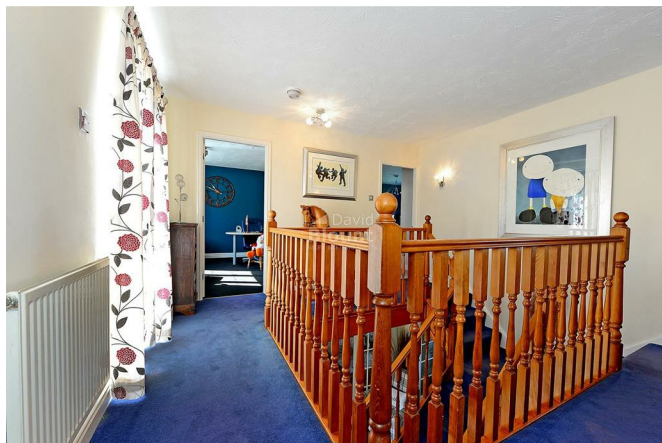
Comprising corner shower cubicle, counter-top basin and WC. Full tiling to the walls, tiled flooring and chrome radiator.



FIRST FLOOR

GALLERIED LANDING

With UPVC French doors leading to a front balcony. Airing cupboard, access to the loft space and radiator.



BEDROOM ONE

15' to wardrobes x 12'1 (4.57m to wardrobes x 3.68m)
Including built in wardrobes, radiator and UPVC front elevation.



EN SUITE

Having jacuzzi bath with side taps, large shower cubicle, wash hand basin and WC. Full tiling to the walls, tiled flooring, heated towel rail and downlighters.



BEDROOM TWO

13'7 to wardrobes x 10' (4.14m to wardrobes x 3.05m)
Fitted wardrobes, radiator and UPVC rear elevation.



EN SUITE

Shower cubicle, counter-top glass hand basin and WC. Full tiling to the walls, tiled flooring, chrome radiator and UPVC obscure glaze.



BEDROOM THREE

12'10 x 10'4 (3.91m x 3.15m)
UPVC front elevation, radiator, built in triple wardrobe and second loft access.



BEDROOM FOUR

11'2 x 10'4 (3.40m x 3.15m)
Fitted double wardrobe, radiator and UPVC rear elevation.



BEDROOM FIVE

12'7 x 9'7 (3.84m x 2.92m)

Radiator, UPVC rear elevation and fitted double wardrobe.



FAMILY BATHROOM

Corner bath with swan neck tap, quadrant shower cubicle, wash hand basin and WC. Tiled surrounds, tiled flooring, downlighters and UPVC obscure glaze.



BEDROOM SIX

14'5 x 8'6 (4.39m x 2.59m)

UPVC front elevation. Radiator. Stairs to the mezzanine level above.



EN SUITE

Large walk-in shower area, pedestal wash hand basin and WC. Chrome heated towel rail, fully tiled, tiled flooring and UPVC obscure glaze.



MEZZANINE

12'9 x 8'6 (3.89m x 2.59m)

Wooden flooring, double glazed skylight and downlighters.



OUTSIDE

This part of Haddon Road is a block paved cul-de-sac but has been adopted by Mansfield District Council. The property has an open plan frontage, with parking for a number of cars. The driveway provides access to the detached brick built double garage, with twin up and over doors. A pathway provides access to the rear, where can be found the lawned garden, which also has two seating areas and established planted areas. There is also a garden shed and summer house.



OUTSIDE



The property is in council tax band G (Mansfield District Council).

FINANCIAL ADVICE

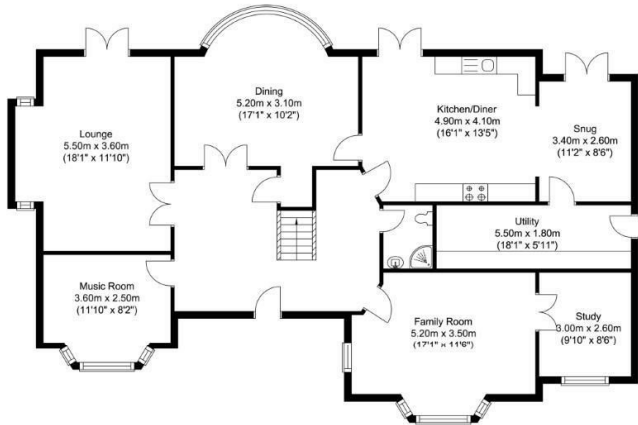
we offer help and advice in arranging your mortgage. Please contact this office. Written quotations available on request. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

MONEY LAUNDERING

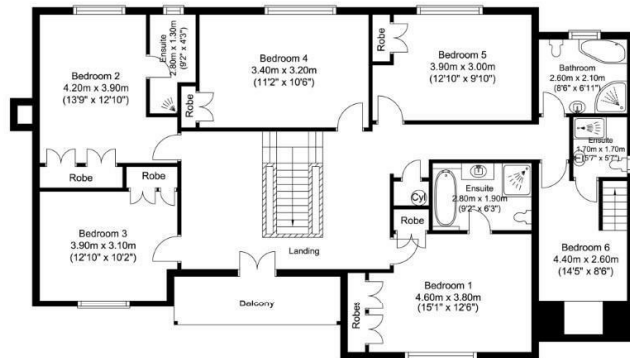
under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport, driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

AS WITH ALL OUR PROPERTIES

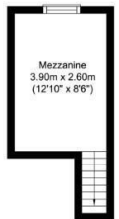
we have not been able to check the equipment and would recommend that a prospective purchaser should arrange for a qualified person to test the appliances before entering into any commitment. MA5608/19.3.2024



GROUND FLOOR



FIRST FLOOR



MEZZANINE

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	73 → 82
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	73 → 82
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	

