



**1 Ward Road, Clipstone Village, Mansfield,
Nottinghamshire, NG21 9FB**

Offers Over £395,000

Tel: 01623 626990

 **RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Modern Detached Family Home
- Six Bedrooms
- Kitchen/Breakfast Room & Utility
- Separate Living Room & Study/Cloakroom
- Large Corner Plot with Outbuilding/Bar
- Spanning Over 3 Floors: 2000 Sq Ft
- Three Bath/Shower Rooms
- Magnificent 8m Conservatory
- Two Driveways to Side & Rear
- Detached Double Garage

A modern and superbly appointed six bedroom detached family home occupying a large corner plot with two driveways and a detached double garage, situated in a fantastic position within walking distance to a Co-op convenience store.

The property was built by Barratt Homes in 2003 and has been occupied by our clients since new. The property is presented in immaculate condition throughout and has been modernised and improved to a high standard with quality fixtures and fittings, and benefits from gas central heating, UPVC double glazing and an alarm system.

The spacious living accommodation spans over three floors extending to circa 2000 sq ft with six bedrooms and three bath/shower rooms. The ground floor comprises an entrance hall, downstairs WC, study/cloakroom, utility room, bay fronted lounge with log burner, magnificent 8m conservatory with underfloor heating and atrium style ceiling, kitchen/breakfast room with integrated AEG appliances and a walk-in pantry. The first floor landing leads to a master bedroom with fitted wardrobes and an en suite. There are three further bedrooms all with fitted wardrobes and a shower room. The second floor landing leads to bedrooms five and six and a family bathroom.

OUTSIDE

The property occupies a large corner plot with well maintained landscaped gardens to the front, side and rear. To the rear of the property, there is an initial shared gated driveway entrance with number 3 Ward Road leading to the property's own private, double width driveway leading to a detached double garage. To the front of the property there is an enclosed garden area with gate opening onto a block paved pathway which leads the front entrance door. The block paving continues to one side where there is a block paved driveway and a brick walled boundary with double gates and single gate opening onto a driveway/caravan standing area. To the rear of the property, there is a decked patio and central lawn with well stocked borders containing a variety of plants and shrubs. There is a porcelain paved patio and pathways which lead to one side where there is a good sized private entertaining area ideal for entertaining and barbecuing. From here a doorway provides access to the double garage and double doors open to an outbuilding/bar area which is equipped with power and light and a log burner.

A COMPOSITE FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

ENTRANCE HALL

Featuring an attractive oak staircase with glass balustrade rising up to the first floor landing. Radiator, laminate floor, coving to ceiling and understairs storage cupboard.

DOWNSTAIRS WC

7'0" x 3'8" (2.13m x 1.12m)

Having a modern two piece white suite comprising a wall hung low flush WC with concealed cistern and cupboards either side. Wash hand basin with mixer tap, corian style splashback and storage cupboard beneath. Contemporary graphite heated towel rail, laminate floor and obscure double glazed window to the side elevation.

STUDY/CLOAKROOM

7'0" x 5'6" (2.13m x 1.68m)

With radiator, laminate floor and double glazed window to the front elevation.

LIVING ROOM

15'10" into bay x 14'0" (4.83m into bay x 4.27m)

A most delightful reception room accessed from double doors off the kitchen and featuring a log burner with slate hearth and backing complemented by an oak mantle above. Radiator, coving to ceiling and double glazed bay window to the front elevation.

KITCHEN/BREAKFAST ROOM

20'11" x 8'9" (6.38m x 2.67m)

Having a range of modern high gloss black cabinets with large brushed stainless steel handles comprising wall cupboards with under lighting, base units with kickboard lighting and drawers with quartz effect work surfaces and featuring a contoured integrated sink with a mixer tap and drainer to one side. There are a range of integrated AEG cooking appliances comprising a stainless steel double oven and separate stainless steel microwave with space for an integrated coffee machine below. Integrated AEG induction hob with glass splashback and stainless steel chimney extractor hood above. Integrated dishwasher. There is an island breakfast bar with two drawer units below, dropped lights above and space for stools beneath. Contemporary vertical radiator, polished ceramic tiled floor, double glazed window to the rear elevation overlooking the conservatory and a connecting door provides access to the conservatory. There is a useful and a good sized walk-in pantry area.

PANTRY

9'7" x 4'9" (2.92m x 1.45m)

With tiled floor and ample room for freestanding appliances such as a fridge and freezer.

CONSERVATORY

27'6" x 9'8" (8.38m x 2.95m)

A wonderful living space measuring just over 8 metres in length with underfloor heating and an atrium style, double glazed roof. Double glazed windows enjoying an aspect over the gardens, double glazed side window and entrance door leading through to the side patio area and French doors leading to the rear garden. There is a radiator, ample ceiling spotlights, polished ceramic tiled floor and underfloor heating.

UTILITY ROOM

7'0" x 5'7" (2.13m x 1.70m)

Having high gloss white cabinets comprising wall and base units with large stainless steel handles and work surfaces. Inset 1 ½ bowl stainless steel sink with drainer and mixer tap. Wall mounted gas central heating boiler and plumbing for a washing machine. Polished ceramic tiled floor, radiator and side entrance door.

FIRST FLOOR LANDING

With radiator and doorway leading to stairs to the second floor landing.

MASTER BEDROOM 1

13'7" x 10'9" (4.14m x 3.28m)

A good sized double bedroom with radiator, coving to ceiling and double glazed window to the front elevation.

EN SUITE

6'0" x 5'2" (1.83m x 1.57m)

Having a modern three piece white suite with chrome fittings comprising a shower enclosure with aqua boarding splashback. Vanity unit with inset Vitra wash hand basin with mixer tap, work surfaces and storage cupboards beneath. Low flush WC. Part tiled walls, shaver point, contemporary, graphite heated towel rail and obscure double glazed window to the front elevation.

BEDROOM 2

12'11" x 9'9" (3.94m x 2.97m)

With radiator, coving to ceiling and double glazed window to the front elevation.

BEDROOM 3

10'9" x 9'1" (3.28m x 2.77m)

Having fitted wardrobes with hanging rails and shelving. Radiator, coving to ceiling and double glazed window to the rear elevation.

BEDROOM 4

9'8" x 8'6" max (2.95m x 2.59m max)

Having fitted wardrobes with hanging rails and shelving. Radiator, coving to ceiling and double glazed window to the rear elevation.

SHOWER ROOM

7'3" x 5'6" (2.21m x 1.68m)

Having a modern three piece suite with chrome fittings comprising a double width tiled shower enclosure with rainfall shower and additional shower attachment. Large contemporary vanity unit with large inset sink with two mixer taps and four storage drawers beneath. Low flush WC. Part tiled walls, ceramic tiled floor, shaver point, heated towel rail, extractor fan and obscure double glazed window to the rear elevation.

SECOND FLOOR LANDING

With radiator and airing cupboard housing the pressurised hot water cylinder.

BEDROOM 5

17'9" x 10'10" (5.41m x 3.30m)

With radiator, loft hatch with ladder attached leads to a partially boarded loft, access to eaves storage and velux roof window to the rear elevation.

BEDROOM 6/GYM

17'9" x 9'10" (5.41m x 3.00m)

With radiator and velux roof window to the rear elevation.

FAMILY BATHROOM

6'11" x 5'5" (2.11m x 1.65m)

Having a three piece white suite comprising a panelled bath with mixer tap and shower over. Vanity unit with inset wash hand basin with mixer tap, work surfaces to the side and storage cupboards beneath. Low flush WC. Chrome heated towel rail and velux roof window to the rear elevation.

DETACHED DOUBLE GARAGE

18'0" x 17'10" (5.49m x 5.44m)

Equipped with power and light. Twin remote controlled electric up and over doors. Side entrance door and useful storage space in the loft area.

OUTBUILDING/BAR

13'9" x 12'8" max (4.19m x 3.86m max)

A fantastic outdoor entertaining space equipped with power and light, porcelain paved floor and a log burner.

VIEWING DETAILS

Strictly by appointment with the selling agents. For out of office hours please call Alistair Smith, Director at Richard Watkinson and Partners on zero seven eight one seven two eight three five two one.

TENURE DETAILS

The property is freehold with vacant possession upon completion.

SERVICES DETAILS

All mains services are connected.

MORTGAGE ADVICE

Mortgage advice is available through our independent mortgage advisor. Please contact the selling agent for further information. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.

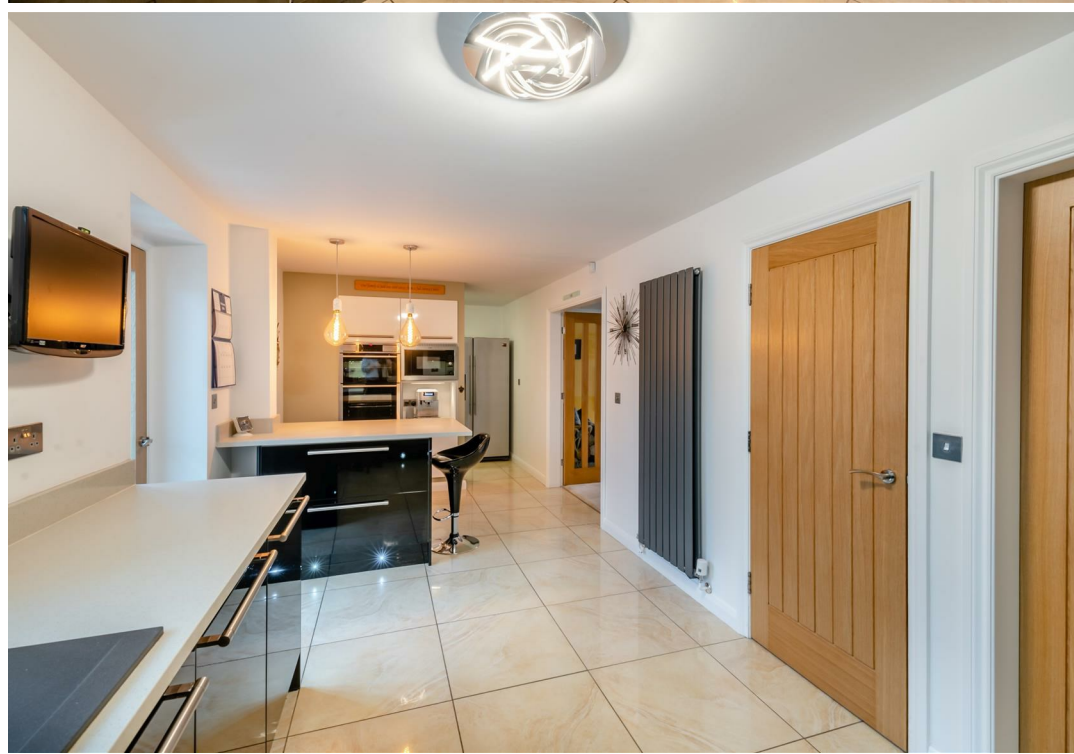
FIXTURES & FITTINGS

Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested and therefore cannot be guaranteed to be in good working order.

















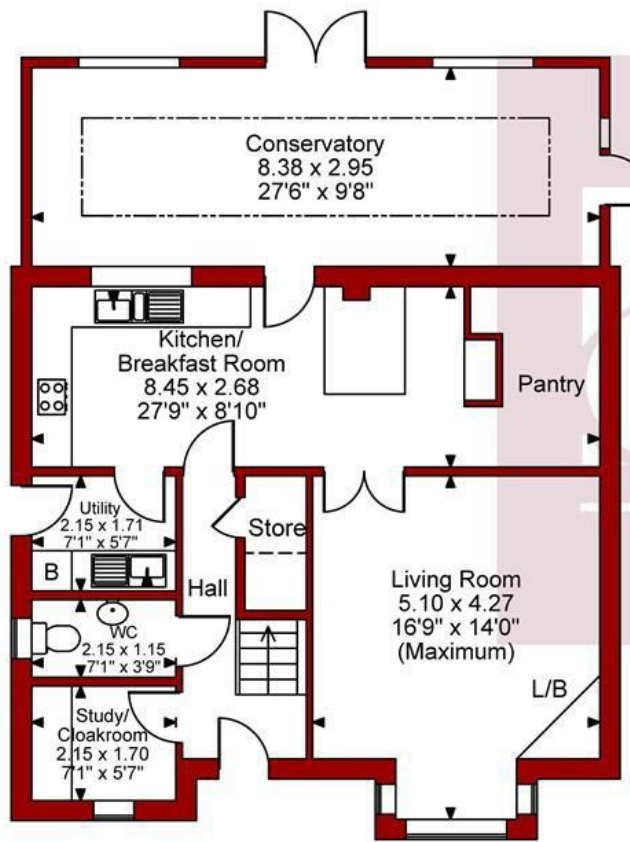
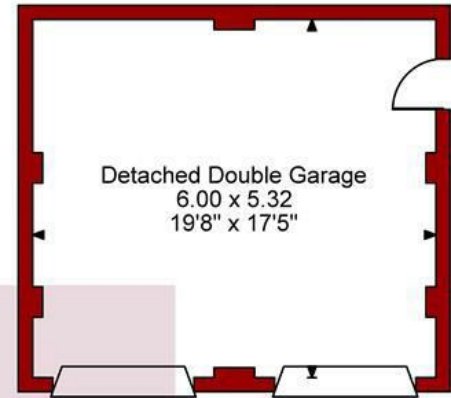
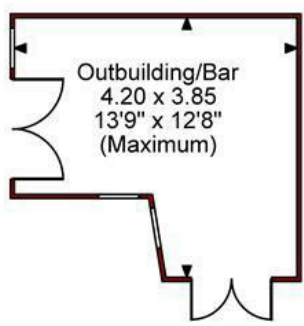




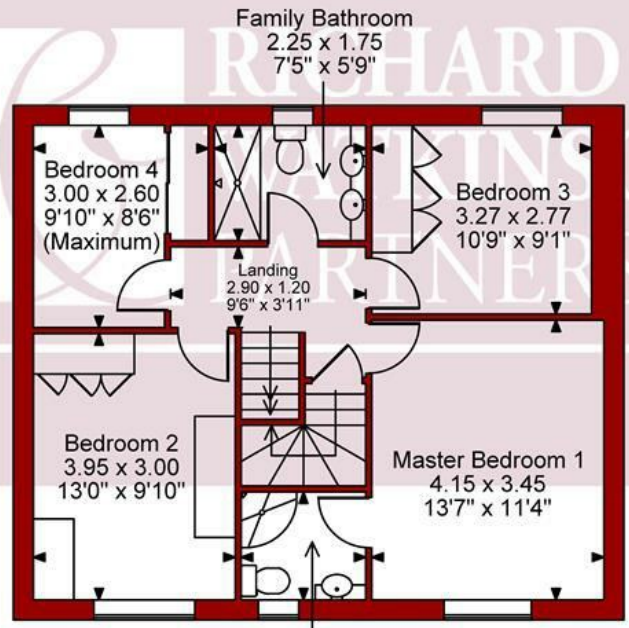




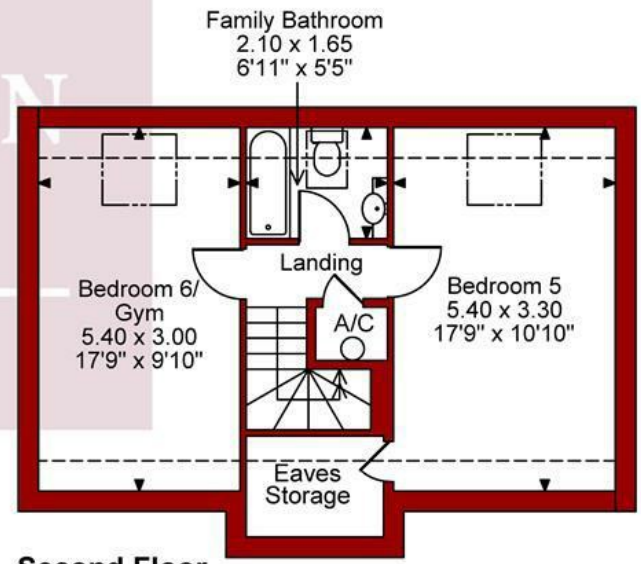
Ward Road, Clipstone Village
 Approximate Gross Internal Area
 Main House = 186 SQ M / 2000 SQ FT
 Detached Double Garage = 32 SQ M / 344 SQ FT
 Outbuilding/Bar = 14 SQ M / 146 SQ FT
 Total = 232 SQ M / 2490 SQ FT



Ground Floor



First Floor



Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	79
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(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		
EU Directive 2002/91/EC		



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on 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 or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01623 626990



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