



**16 Summerdowns, Forest Town, Mansfield,
Nottinghamshire, NG19 0RA**

£225,000

Tel: 01623 626990

**RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Modern Semi Detached House
- Four Bedrooms
- Lounge with French Doors
- Low Maintenance Landscaped Rear Garden
- Cul-De-Sac Location
- Three Storey Living
- Master Bedroom with En Suite
- Separate Kitchen/Diner
- Driveway & Detached Single Garage
- Close to Local Amenities

A modern, three storey, four bedroom semi detached house presented in excellent condition throughout with a low maintenance landscaped rear garden and a detached single garage to the rear.

The property was built in 2007 and is located on a cul-de-sac in a highly regarded and favourable location off Holly Road close to a wealth of local amenities and schooling. The layout of living accommodation with gas central heating and UPVC double glazing comprises an entrance hall, downstairs WC, kitchen/diner and lounge with French doors. The first floor landing leads to three bedrooms and a family bathroom. The second floor leads to a master bedroom with fitted wardrobes and an en suite.

OUTSIDE

There is a low maintenance front garden laid to slate chippings. To the rear of the property, there is a composite decked patio which extends the full width of the garden with two steps leading up to an artificial lawn. There is a walled and fenced boundary to the side and rear and a rear gate leads to the driveway and detached single garage.

AN OBSCURE UPVC GLAZED FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

ENTRANCE HALL

16'2" x 6'1" (4.93m x 1.85m)

With radiator, laminate floor and stairs to the first floor landing.

DOWNSTAIRS WC

5'3" x 2'11" (1.60m x 0.89m)

Having a low flush WC and pedestal wash hand basin with tiled splashbacks. Radiator, vinyl floor and extractor fan.

KITCHEN/DINER

12'9" x 8'11" (3.89m x 2.72m)

Having wall cupboards, base units and drawers with large brushed metal handles comprising wall cupboards, base units and drawers with work surfaces above. Inset stainless steel sink with drainer and mixer tap. Integrated electric oven, four ring gas hob and extractor hood above. Space for a fridge/freezer and plumbing and space for both a washing machine and tumble dryer. Cupboard housing the gas central heating boiler. Marble style polished porcelain tiled floor, radiator and double glazed window to the front elevation.

LOUNGE

15'3" x 10'2" (4.65m x 3.10m)

With laminate floor, radiator, double glazed window and French doors to the rear elevation leading out to the garden.

FIRST FLOOR LANDING

Having a built-in storage cupboard with shelving and double glazed window to the side elevation. Doorway leads to a further landing area with radiator, double glazed window to the front elevation and stairs lead to the second floor.

BEDROOM 2

10'6" into alcove x 8'10" (3.20m into alcove x 2.69m)

Having fitted wardrobes with hanging rails and shelving and mirror fronted sliding doors. Radiator, laminate floor and double glazed window to the rear elevation.

BEDROOM 3

11'9" x 6'0" max (3.58m x 1.83m max)

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

BEDROOM 4

8'9" x 7'1" (2.67m x 2.16m)

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

FAMILY BATHROOM

6'8" x 6'2" (2.03m x 1.88m)

Having a modern three piece white suite with chrome fittings comprising a panelled bath with mixer tap and shower over. Vanity unit with inset wash hand basin with mixer tap and storage cupboard beneath. Low flush WC. Chrome heated towel rail, part tiled walls and extractor fan.

SECOND FLOOR

MASTER BEDROOM 1

15'3" x 12'11" (4.65m x 3.94m)

Having fitted wardrobes with hanging rails and shelving. Plus additional built-in storage cupboard and a separate airing cupboard housing the pressurised hot water cylinder. Radiator and two roof windows to the rear elevation.

EN SUITE

6'4" max x 5'5" (1.93m max x 1.65m)

Having a modern three piece white suite comprising a tiled shower enclosure. Vanity unit with inset wash hand basin with mixer tap and storage cupboard beneath. Low flush WC. Chrome heated towel rail, extractor fan and roof window to the front elevation.

DETACHED SINGLE GARAGE

16'5" x 8'2" (5.00m x 2.49m)

Equipped with power and light. Up and over door.

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.

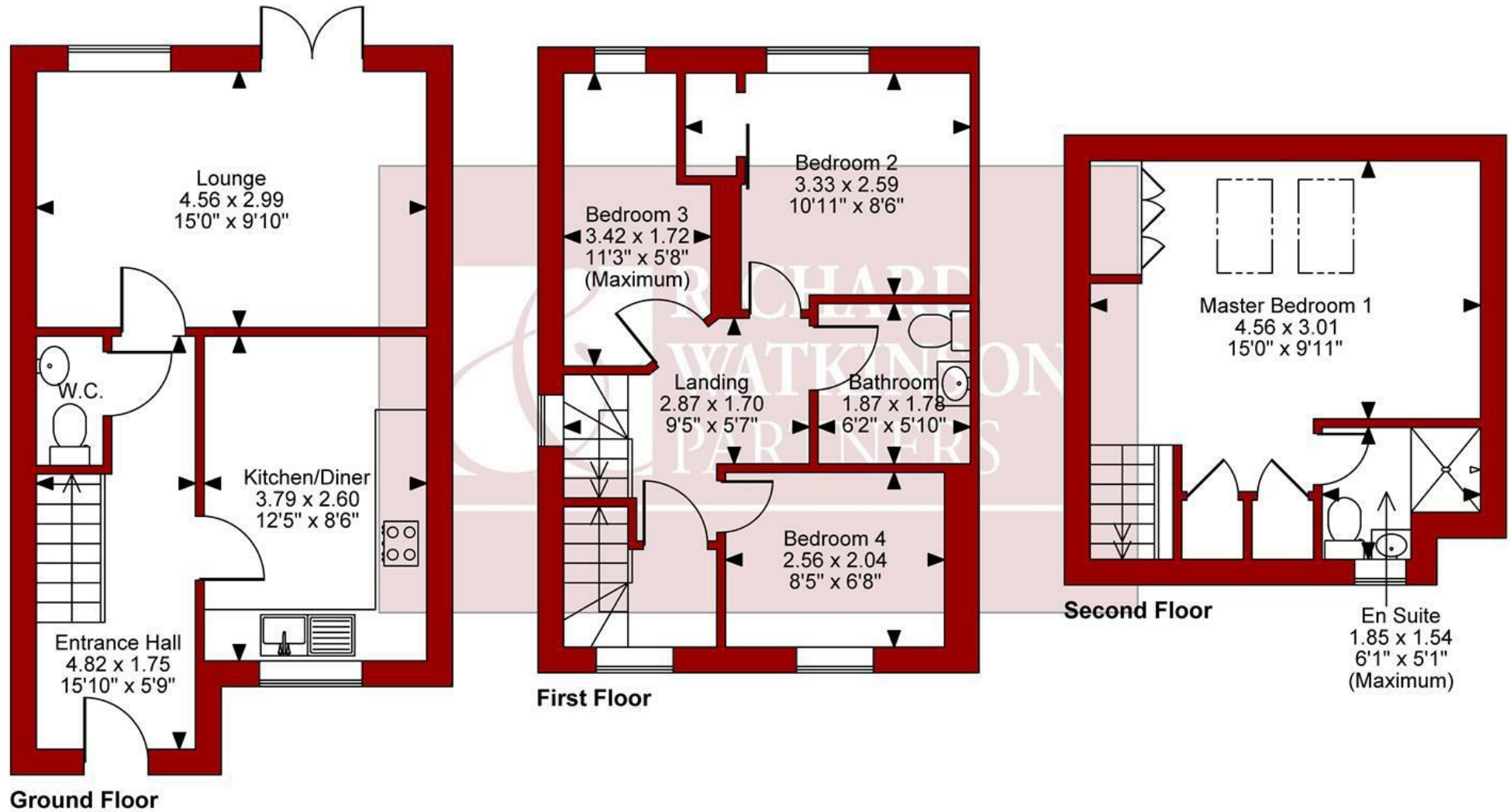








Summerdowns, Forest Town
Approximate Gross Internal Area
85 SQ M/909 SQ FT



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	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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