



**10 Ribbledale Close, Mansfield,  
Nottinghamshire, NG18 3GW**

**£499,950**

**Tel: 01623 626990**

**RICHARD  
WATKINSON  
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Modern Detached Family Home
- Spacious Accommodation: 2035 Sq Ft
- Two En Suites & Family Bathroom
- Substantial Open Plan Living/Dining Kitchen
- Detached Double Garage
- Large Two Storey Rear Extension
- 4 Double Bedrooms & 3 Reception Rooms
- High Specification Throughout
- Good Sized Plot & Large Driveway
- Landscaped Gardens (South Facing)

A modern and outstanding four bedroom detached family home presented in immaculate condition throughout occupying a good sized plot with a detached double garage, positioned at the end of a small cul-de-sac of large detached family homes.

The property was built in 1999 and has been occupied by our clients since new. The property was extended to the rear to both the ground and first floor in 2016, adding considerable square footage and creating a first class family home of high calibre in a highly regarded location. The property has high quality fixtures and fittings having been modernised and improved to an exceptional high standard throughout the house. There is a substantial open plan living/dining kitchen with contemporary, matte metallic cabinets, quartz worktops, a large island, integrated appliances, underfloor heating to the living/dining area and luxury, Origin Global, aluminium bi-fold doors lead out onto the south facing landscaped rear garden. The downstairs cloakroom/WC, both en suites and family bathroom have quality modern sanitaryware and attractive tiling. The property has neutral decor and flooring, internal oak doors complemented by brushed stainless steel handles of exceptional quality by Heritage Brass, a CCTV system, gas central heating, UPVC double glazing and an alarm system.

The layout of living accommodation spans over two floors extending to just over 2000 sq ft, comprising on the ground floor; entrance hall, cloakroom/WC, a stunning open plan living/dining kitchen, study, bay fronted lounge with double doors through to a snug which also has double doors through to the living/dining kitchen. The first floor galleried landing leads to a large master bedroom with an en suite bathroom. There are three further spacious double bedrooms, a second en suite and a family bathroom.

Overall, this is a superb opportunity to growing families to purchase this impressive home and internal viewing is highly recommended.

## OUTSIDE

The property occupies a fantastic position at the end of a small cul-de-sac with a large tarmac driveway providing ample off road parking leading to a detached double garage with high quality Andersen A2 electric vehicle charging unit (7kw) in grey fitted to the side of the garage incorporating a 8.5m charging cable which is fully concealed within the unit when not in use.

There are attractive and well maintained landscaped gardens to the front, side and rear with the rear garden benefiting from a south facing aspect. The front garden is mainly laid to lawn

with sorrento plaspave tumbled block paved setts pathway leads to the main entrance door and a gate provides access to the side and rear garden. There is an additional front garden rockery area with plants and shrubs and steps leading up to a raised area with slate chippings. To the rear of the double garage there is a pathway leading to a shed and a retaining walled boundary and steps lead up to a patio. To the rear of the property, there is a substantial limestone patio providing a lovely seating area which enjoys a south facing aspect. Beyond here, there is a lawn with borders on two sides with plants and shrubs and a retaining brick walled boundary extends across the rear garden all the way to the side of the house. A gate and steps lead up to a raised patio area with stone feature at the end of the garden which extends to the side with laurel bushes and a children's summerhouse with stairs and two storeys. To the side of the house, there is the above mentioned retaining walled boundary with a raised patio above, gravel area and further laurel bushes. There is an outside tap, a double power socket and external motion sensor activated LED flood lights to the side and rear.

AN OPEN FRONTED STORM PORCH WITH LIGHT POINT LEADS TO AN ANTHRACITE COMPOSITE FRONT ENTRANCE DOOR WITH FLOOR-TO-CEILING WINDOWPANE TO THE SIDE LEADING THROUGH TO THE:

## ENTRANCE HALL

14'8" x 6'8" max (4.47m x 2.03m max)

With quality tiled floor, radiator, coving to ceiling and stairs to the first floor landing.

## DOWNSTAIRS WC

6'3" max x 5'9" (1.91m max x 1.75m)

Having a modern Geberit two piece white suite comprising a low flush WC. Wall hung vanity unit with inset wash hand basin with mixer tap and storage cupboard beneath. Tiled floor, three ceiling spotlights, part travertine tiled walls, chrome heated towel rail and obscure double glazed window to the side elevation.

## STUDY

10'7" x 8'6" (3.23m x 2.59m)

With radiator and double glazed window to the front elevation.

## LOUNGE

19'1" into bay x 12'1" (5.82m into bay x 3.68m)

Having a bespoke, high quality, recessed contemporary Gazco slimline studio 2 inset gas log effect fire, two radiators, high TV and power point to hang a wall mounted television, coving to ceiling, double glazed bay window to the front elevation and double oak doors opening to:

## SNUG

11'1" x 8'11" (3.38m x 2.72m)

With solid oak floor, radiator, coving to ceiling, double glazed window to the side elevation and double oak doors through to:

## OPEN PLAN FAMILY LIVING/DINING KITCHEN

A truly stunning and superbly appointed open plan family living/dining kitchen being the central hub of the house!

### KITCHEN

17'4" x 16'5" (5.28m x 5.00m)

Having a comprehensive range of high quality modern cabinets with large brushed stainless steel handles comprising wall cupboards, base units and drawers complemented by dark grey quartz worktops. Inset Blanco sink with chrome swan-neck mixer tap, built-in drainer to the worktop and matching quartz upstands. There are a range of integrated Neff appliances comprising a washer/dryer and a dishwasher. Two integrated Neff ovens, five ring induction hob with black glass splashback and large stainless steel Neff extractor hood above. Integrated bin storage and space for an American style fridge/freezer. There is a central island with base units and drawers and a large quartz worktop above with space for stools underneath. There is high quality porcelain tiled floor, twelve ceiling spotlights, a built-in cloaks storage cupboard with hanging rail and shelving, double glazed window to the rear elevation and composite side entrance door.

### LIVING/DINING EXTENSION

16'2" x 13'2" (4.93m x 4.01m)

A large living/dining space continues with the high quality porcelain tiled floor, underfloor heating, ample ceiling spotlights, double glazed window to the rear elevation and luxury, Origin Global, 3.5m aluminium bi-fold doors lead out onto the south facing landscaped rear garden.

### FIRST FLOOR GALLERIED LANDING

14'1" x 9'6" max (4.29m x 2.90m max)

With oak balustrade, radiator, loft hatch with ladder attached leads to a partially boarded loft with light and power and housing the Worcester Bosch central heating boiler. Obscure double glazed window to the side elevation and airing cupboard with radiator and ample shelving.

### MASTER BEDROOM 1

16'2" x 13'2" (4.93m x 4.01m)

(Plus dressing area/entrance to the room measuring: 10'5" x 3'0"). A large master bedroom suite with radiator, two ceiling light points, four ceiling spotlights and two double glazed windows to the rear elevation.

### EN SUITE BATHROOM

10'3" x 5'10" (3.12m x 1.78m)

Having a modern four piece white suite with chrome fittings comprising a panelled bath with mixer tap and pencil shower attachment. Separate tiled shower enclosure. There is a beautifully appointed oak vanity unit with soft closing cupboard doors and drawers complemented by a black granite work surface and sink with swan-neck mixer tap. Fitted mirror above, shaver point, tiled floor, seven ceiling spotlights, heated towel rail, shaver

point, discreet ceiling vent connected to a powerful in-line extractor fan positioned in the loft above, and obscure double glazed window to the side elevation.

### BEDROOM 2

15'3" x 11'6" (4.65m x 3.51m)

A spacious second double bedroom, having extensive fitted wardrobes with hanging rails and shelving. Radiator, television point and double glazed window to the front elevation.

### EN SUITE

8'9" max x 3'11" (2.67m max x 1.19m)

Having a modern three piece white suite with chrome fittings comprising a tiled shower enclosure. Pedestal wash hand basin with oval shaped sink and mixer tap. Low flush WC. Chrome heated towel rail, four ceiling spotlights, extractor fan, tiled floor, fully tiled walls, shaver point and obscure double glazed window to the side elevation.

### BEDROOM 3

17'6" x 9'3" (5.33m x 2.82m)

A third double bedroom, having fitted wardrobes with hanging rails and shelving. Radiator and double glazed window to the rear elevation.

### BEDROOM 4

14'2" x 8'5" (4.32m x 2.57m)

A fourth double bedroom, having double fitted wardrobes with hanging rail and shelving. There are further modern fitted wardrobes with ample shelving, three drawers beneath and additional overhead storage cupboards. Radiator and two double glazed windows to the front elevation.

### FAMILY BATHROOM

6'10" x 6'8" (2.08m x 2.03m)

Having a superbly appointed Laufen three piece white suite with chrome fittings comprising a panelled bath with wall mounted mixer tap and enclosed pull up pencil shower attachment. Wall hung vanity unit with mixer tap and two storage drawers beneath. Low flush WC. Tiled recess area above the sink with ample space to fit a large mirror, travertine tiled floor, fully tiled walls, chrome heated towel rail, six ceiling spotlights, useful wall mounted storage cabinet and discreet ceiling vent connected to a powerful in-line extractor fan positioned in the loft above.

### DETACHED DOUBLE GARAGE

17'11" x 17'1" (5.46m x 5.21m)

Equipped with power and light with two single power sockets and one double power socket and an LED strip light. Twin up and over doors and an anthracite composite side entrance 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.













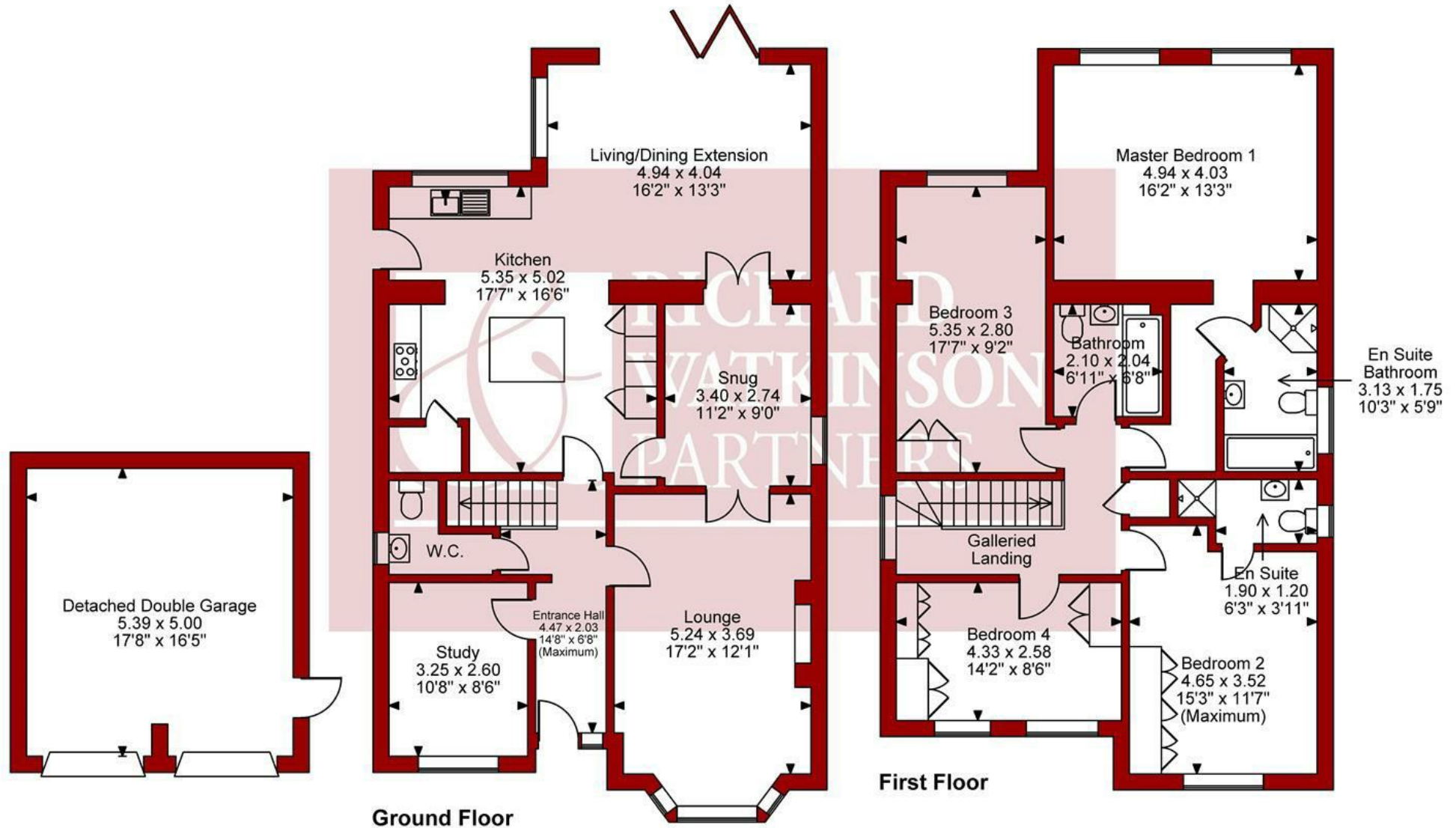








**Ribbledale Close, Mansfield**  
**Approximate Gross Internal Area**  
**Main House = 189 SQ M/2035 SQ FT**  
**Detached Double Garage = 27 SQ M/290 SQ FT**  
**Total = 216 SQ M/2325 SQ FT**



**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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	77	83
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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> 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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