



**19 Rock Hill Gardens, Mansfield,  
Nottinghamshire, NG18 2JN**

**£425,000**

**Tel: 01623 626990**

**RICHARD  
WATKINSON  
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Individual Detached House Built in 2000
- "Upside Down" Living
- 4/5 Bedrooms & 2 Reception Rooms
- Superb Elevated Position
- Large Integral Double Garage
- In all Circa 2740 Sq Ft (inc Double Garage)
- Kitchen/Breakfast Room & Utility
- Small Cul-De-Sac Setting
- Wonderful Open Front Views
- Walking Distance to Fisher Lane Park

A spacious 4/5 bedroom "upside down" house extending to circa 2341 sq ft providing versatile living accommodation over two floors. The property is one of only five individual detached homes built in 2000 in a superb elevated position with far reaching open front views over Mansfield and the surrounding area.

The property provides a spacious and versatile layout of living accommodation arranged over two floors comprising on the ground floor, a large L-shaped entrance hall, four double bedrooms, a walk-in wardrobe, shower room and a utility room. The first floor landing leads to a lounge, dining room, kitchen/breakfast room, family bathroom and a large master bedroom with ample fitted wardrobes and an en suite bathroom. The property has an alarm system, gas central heating and UPVC double glazing.

## OUTSIDE

Rock Hill Gardens is a highly favoured suburban location off Rock Hill in an elevated position at the end of a cul-de-sac of only five detached dwellings within walking distance to Fisher Lane Park. The property has a wide block paved driveway providing ample off road parking leading to a large integral double garage with remote controlled electric doors. There is a lawned front garden and borders to the side of the driveway with walled boundaries extending round to the rear. Steps on the other side of the house lead up to gated access to the rear of the property. The rear garden features a decked patio, circular paved patio and lawns, including raised sections affording the best of the open views back over the house to the front. In addition, there is a raised gravel area just off the utility enclosed by walled boundaries.

AN OPEN FRONTED STORM PORCH WITH WALL LIGHT POINT LEADS TO AN OBSCURE UPVC DOUBLE GLAZED FRONT ENTRANCE DOOR PROVIDING ACCESS THROUGH TO THE:

## ENTRANCE HALL

22'2" max x 20'0" (6.76m max x 6.10m)

A large L-shaped hallway with wood floor, radiator, stairs to the first floor landing and understairs storage cupboard.

## BEDROOM 2

14'4" x 12'9" (4.37m x 3.89m)

The first of four double bedrooms on the ground floor, with radiator, laminate floor, coving to ceiling and double glazed window to the front elevation.

## BEDROOM 3/FAMILY ROOM

16'11" x 10'7" (5.16m x 3.23m)

A versatile bedroom or reception room, with radiator, laminate floor, coving to ceiling, two double glazed windows to the front elevation and double doors open to:

## WALK-IN WARDROBE

10'0" x 5'2" (3.05m x 1.57m)

Having fitted shelving on two sides with hanging rails beneath. Laminate floor, power and light points.

## BEDROOM 4

18'7" x 12'9" (5.66m x 3.89m)

A fourth double bedroom, with two radiators, laminate floor, coving to ceiling and double glazed window to the rear elevation.

## BEDROOM 5

15'3" x 9'1" (4.65m x 2.77m)

A fifth double bedroom, having fitted wardrobes with hanging rails and shelving and a central fitted dressing table. Radiator, laminate floor, coving to ceiling and double glazed window to the rear elevation.

## SHOWER ROOM

9'1" x 6'6" (2.77m x 1.98m)

Having a three piece white suite comprising a tiled shower enclosure. Vanity unit with inset wash hand basin with mixer tap and storage cupboards beneath. Low flush WC. Radiator, tiled floor, tiled walls and obscure double glazed window to the rear elevation.

## UTILITY ROOM

14'1" x 9'4" max (4.29m x 2.84m max)

A really good sized utility room with UPVC double glazed entrance doors to the front and rear elevations. There are wall and base units, laminate work surfaces and an inset stainless steel sink with drainer and mixer tap. Tiled splashbacks, plumbing for a washing machine and space for a tumble dryer. Laminate floor, radiator, double glazed window to the rear elevation and personal door through to the double garage.

## FIRST FLOOR LANDING

With radiator and coving to ceiling.

## LOUNGE

21'2" x 12'11" (6.45m x 3.94m)

A large reception room with radiator, wood floor, three wall light points and double glazed window to the front elevation affording wonderful distant views. Double doors open onto:

## DINING ROOM

12'11" x 11'10" (3.94m x 3.61m)

With radiator, wood floor and French doors leading out onto the rear garden.

### **KITCHEN/BREAKFAST ROOM**

22'3" x 0'3" (6.78m x 0.08m)

Having wall cupboards including display cabinets, base units and drawers with work surfaces above. Inset 1 1/2 bowl stainless steel sink with drainer and mixer tap. Integrated dishwasher, fridge and freezer. Freestanding rangemaster Leisure Noir cooking range with five ring gas hob. Tiled floor, wood floor, coving to ceiling, two double glazed windows to the front elevation affording the best of the open views and double glazed window to the side elevation.

### **MASTER BEDROOM 1**

17'7" into wardrobes x 13'3" (5.36m into wardrobes x 4.04m)

Having ample fitted wardrobes with double hanging rails and shelving. Plus additional built-in in wardrobe with power and tv point. Radiator, wood floor, coving to ceiling, double glazed windows to the side elevation and double glazed window to the rear elevation.

### **EN SUITE BATHROOM**

9'10" x 9'1" max (3.00m x 2.77m max)

Having a modern four piece white suite comprising a large tiled inset bathtub with mixer tap. Separate tiled shower enclosure. Vanity unit with inset wash hand basin with mixer tap and storage cupboards and drawers beneath. Low flush WC with enclosed cistern. Radiator, tiled floor, tiled walls, coving to ceiling, extractor fan and obscure double glazed window to the side elevation.

### **FAMILY BATHROOM**

9'4" x 4'5" (2.84m x 1.35m)

Having a three piece white suite comprising a panelled bath with mixer tap and shower attachment. Vanity unit with inset wash hand basin with mixer tap and storage cupboard beneath. Low flush WC with enclosed cistern. Tiled floor, part tiled walls, radiator, coving to ceiling, loft hatch and obscure double glazed window to the rear elevation.

### **LARGE INTEGRAL DOUBLE GARAGE**

22'1" x 17'11" (6.73m x 5.46m)

Housing the gas central heating boiler and pressurised hot water cylinder. Ample power points, two fluorescent light points, additional plumbing for a washing machine, twin remote controlled electric doors and personal side door through to the utility room.

### **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.















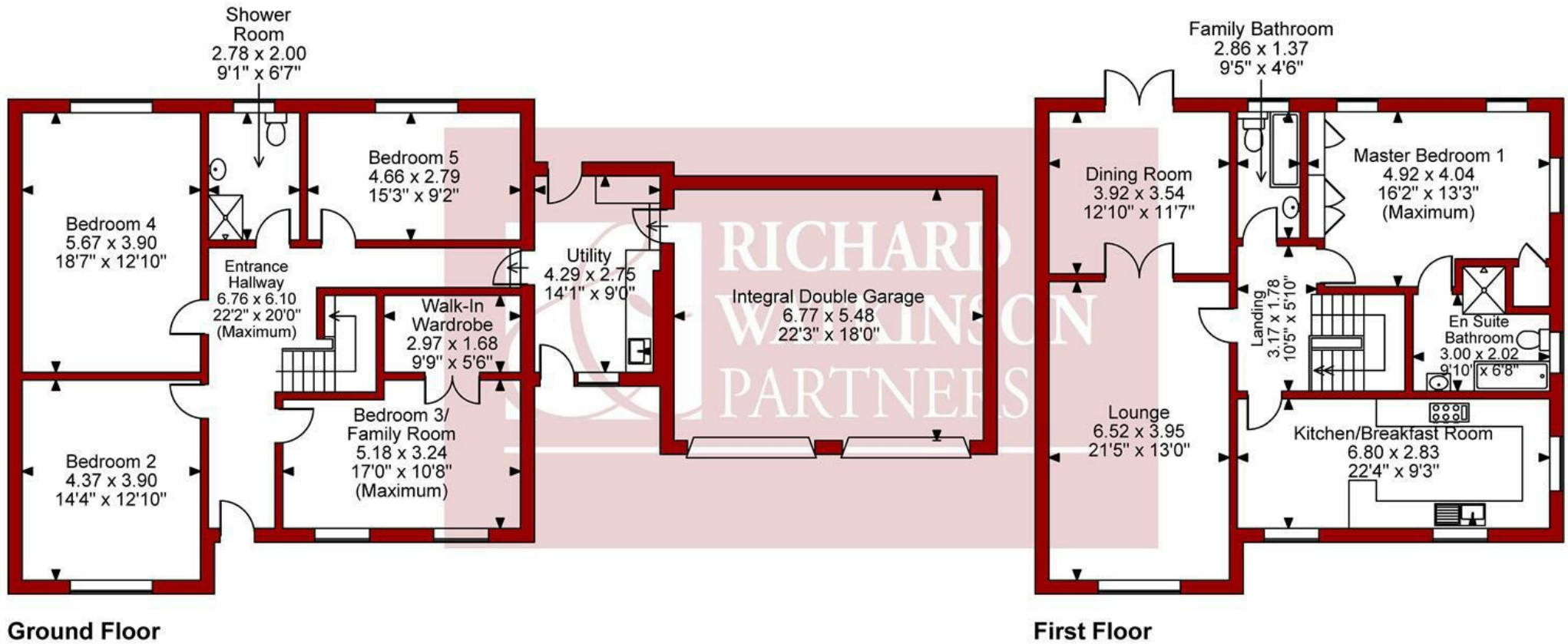








**Rock Hill Gardens, Mansfield**  
**Approximate Gross Internal Area**  
**Main House = 217 SQ M / 2341 SQ FT**  
**Integral Double Garage = 37 SQ M / 399 SQ FT**  
**Total = 254 SQ M / 2740 SQ FT**



**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		
	72	82
England & Wales <span style="float: right;">EU Directive 2002/91/EC </span>		

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		
England & Wales <span style="float: right;">EU Directive 2002/91/EC </span>		



*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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