



**230 Chesterfield Road South, Mansfield,
Nottinghamshire, NG19 7EJ**

£280,000

Tel: 01623 626990

**RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Traditional Detached House
- Modern Family Bathroom
- Downstairs WC
- Integral Single Garage
- Good Sized Rear Garden
- Three Bedrooms
- Three Reception Rooms
- Gas Central Heating & UPVC D/G
- Block Paved Driveway
- Walking Distance to Facilities

A traditional three bedroom detached family house with later extended additions to the rear, positioned in a suburban location within walking distance to Mansfield's excellent range of facilities. The property offers a good sized layout of living accommodation typical of a traditional home arranged over two floors with gas central heating and UPVC double glazing.

The accommodation comprises an entrance hall, downstairs WC, kitchen with breakfast bar, bay fronted dining room, spacious lounge, and a music room/office. The first floor landing leads to three bedrooms, all having fitted wardrobes/storage cupboards. There is a separate WC and a fully tiled bathroom suite with a roll top bath and separate shower.

OUTSIDE

The property is situated on Chesterfield Road South on the outskirts of the town with an open aspect to the front over neighbouring allotments. There is a stone walled frontage with a block paved driveway and a low maintenance slate chippings garden area. The block paving continues to the side with gated access leading to the rear. To the rear of the property there is a good sized garden, mainly laid to lawn with well stocked planting borders and shrubs. There is a paved patio which runs across the full width of the property and a hardstanding patio area at the end of the garden which houses a shed. There is also an external power point and water tap.

A UPVC FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

ENTRANCE HALL

15'9" x 6'4" (4.82m x 1.95m)

With radiator, laminate floor, coving to ceiling, obscure double glazed window to the front elevation and stairs to the first floor landing.

DOWNSTAIRS WC

5'6" x 2'11" (1.68m x 0.89m)

Having a low flush WC, wash hand basin with mixer tap and tiled splashbacks. Laminate floor and obscure double glazed window to the side elevation.

DINING ROOM

16'4" into bay x 11'11" (5.00m into bay x 3.65m)

Having a coal effect gas fire with marble hearth and surround. Radiator, coving to ceiling and double glazed window to the front elevation.

LOUNGE

19'9" x 11'11" max (6.02m x 3.63m max)

Having a superb marble fireplace with inset coal effect gas fire. Two radiators, coving to ceiling and French doors leading out onto the rear garden. Open archway through to:

MUSIC ROOM/OFFICE

16'1" x 7'7" (4.92m x 2.32m)

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

KITCHEN

18'4" x 8'10" max (5.59m x 2.70m max)

Having wall cupboards, base units and drawers with brushed metal handles and laminate work surfaces. Inset 1 1/2 bowl sink with drainer and mixer tap. Integrated dishwasher and fridge. Freestanding range cooker with five ring gas hob and stainless steel extractor above. Fitted breakfast bar, radiator, double glazed windows to the side and rear elevations and obscure UPVC double glazed side entrance door.

FIRST FLOOR LANDING

Having a loft hatch with ladder attached leading to a boarded loft which has a roof window, a light point and houses the wall mounted gas central heating boiler Coving to ceiling and double glazed window to the side elevation.

BEDROOM 1

12'5" x 11'2" (3.81m x 3.41m)

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

BEDROOM 2

14'2" x 8'5" excluding wardrobes (4.34m x 2.57 excluding wardrobes)

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

BEDROOM 3

10'9" max x 8'0" (3.30m max x 2.44m)

Having a built-in wardrobe. Radiator and double glazed window to the front elevation.

FAMILY BATHROOM

7'6" x 6'3" (2.29m x 1.92m)

Having a modern three piece white suite with chrome fittings comprising a bathtub with mixer tap and shower handset. Separate shower enclosure with built-in radio and body jets. Vanity unit with inset wash hand basin with mixer tap and storage cupboard beneath. Fully tiled walls, tiled floor chrome heated towel rail and obscure double glazed window to the rear elevation.

SEPARATE WC

4'7" x 2'10" (1.40m x 0.88m)

Having a low flush WC, tiled floor and obscure double glazed window to the side elevation.

INTEGRAL SINGLE GARAGE

18'7" x 8'2" (5.66m x 2.49m)

Equipped with power and light. Up and over door. Personal door at the rear providing access to the house.

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.





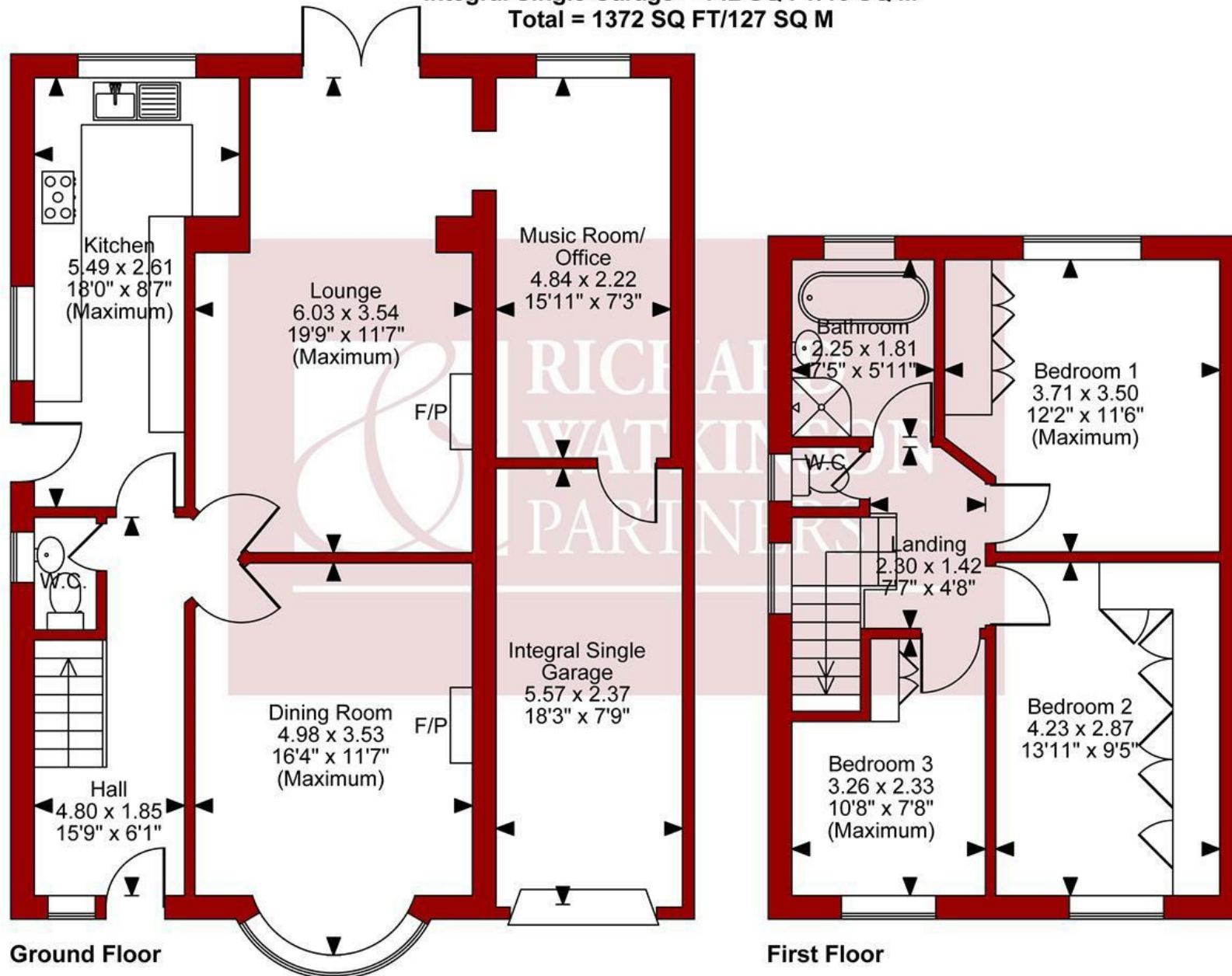








Chesterfield Road South, Mansfield
Approximate Gross Internal Area
Main House = 1230 SQ FT/114 SQ M
Integral Single Garage = 142 SQ FT/13 SQ M
Total = 1372 SQ FT/127 SQ M



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		79
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	64	
England & Wales		
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		
England & Wales		
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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1 Albert Street,
Mansfield NG18 1EA
Tel: 01623 626990
Email: mansfield@richardwatkinson.co.uk



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