



**3 Thieves Wood Lane, Mansfield,
Nottinghamshire, NG18 5BE**

£495,000

Tel: 01623 626990

**RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Semi Detached Bungalow
- Impressive Conservatory with Log Burner
- Substantial Detached Double Garage
- Extensive Driveway / Outbuildings
- Gardens in Immaculate Condition
- Three Bedrooms
- Lounge & Separate Kitchen/Breakfast Room
- Self Contained One Bedroom Annexe
- Large Plot Circa 0.67 Acres
- Wonderful South Facing Position

A rare opportunity to purchase a three bedroom semi detached bungalow, together with a substantial detached double garage, self contained one bedroom annexe and a range of outbuildings in a wonderful south facing position off Nottingham Road.

The property is presented in excellent condition throughout and has been updated and improved by our clients over the years to a high standard offering a modern and contemporary home of high calibre. A new roof was installed in 2018, a new conservatory built in 2010 and the double garage and annexe to the rear was built in 2012. The property has Calor gas central heating, UPVC double glazing and band A for council tax.

The property stands slightly elevated and in a superb position set well back from the lane on a large plot extending to circa 0.67 of an acre with delightful views over the south facing front garden and woodland beyond. The layout of living accommodation comprises a kitchen/breakfast room, lounge with French doors, a lovely L-shaped conservatory with log burner, inner hallway leading to three bedrooms and a modern bathroom with bath and separate shower. The annexe has electric heating, UPVC double glazing and accommodation comprising a kitchen with dining space, one bedroom and a shower room.

OUTSIDE

The property occupies a plot of two thirds of an acre or thereabouts in a truly wonderful semi-rural location off Nottingham Road, yet within close proximity to excellent facilities. The property is set back from the lane behind a post and rail fenced boundary which continues to one side and with a five-bar farm gate entrance which leads onto a long gravel driveway with feature light points up to an extensive parking area with turning space in front of a substantial detached double garage with twin remote controlled electric roller doors. There is a substantial front lawn kept in immaculate condition with a central circular feature paved area with gravel and heather shrubs. There are low stone walls towards the top of the driveway with heather shrubs and further colourful plants and shrubs. Immediately in front of the bungalow is extensive, raised Indian sandstone steps and patio extending across the full width of the property with four inset lights providing a lovely place to sit enjoying the south facing aspect with lovely views of the garden and woodland beyond. There is a stone wall raised flowerbed at the end of the patio with mature shrubs. Immediately outside the entrance door, there is a large porcelain paved patio providing further seating space with views across the rear garden. There is a hardstanding pathway to the rear of the property with gravel borders and plants, a large central lawn, fruit trees including plum, apple and pear and the Calor gas tank. There is a substantial detached double garage with an adjoining

one bedroom annex to the rear. Situated at the end of the garden, is a large outbuilding, conservatory, and a garden store. Beyond here are two vegetable plots and a greenhouse bordering to further woodland.

A UPVC SIDE ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

LOUNGE

16'4" x 9'8" (4.98m x 2.95m)

Having a feature tiled fireplace with hearth and surround. Radiator, coving to ceiling and French doors to the front elevation leading out on to the south facing patio affording lovely views over the garden and woodland beyond.

KITCHEN/BREAKFAST ROOM

21'2" x 10'5" (6.45m x 3.18m)

Having a range of modern high gloss cream cabinets with brushed chrome handles comprising wall cupboards, base units and drawers with quartz effect worktops above. Inset 1 1/2 bowl sink with drainer and chrome swan-neck mixer tap. Integrated stainless steel single oven, four ring electric hob and stainless extractor hood above. Integrated wine cooler and integrated fridge/freezer. Tiled floor, four ceiling spotlights, four additional light points, radiator, fitted breakfast bar and UPVC French doors through to the conservatory.

PANTRY

4'8" x 3'4" (1.42m x 1.02m)

With tiled floor, fitted shelving, radiator and obscure double glazed window to the front elevation.

CONSERVATORY

16'5" max x 14'8" (5.00m max x 4.47m)

A most delightful living and dining space with tinted roof and enjoying lovely views over the south facing front garden and woodland beyond. There is a log burner with quarry tiled hearth, laminate floor, ample double glazed windows and two sets of French doors lead out to the front and rear.

INNER HALLWAY

13'2" max x 4'1" (4.01m max x 1.24m)

With radiator, double power point and built-in storage cupboard housing the Worcester Bosch central heating boiler.

INNER HALLWAY CONTINUED

6'1" x 2'10" (1.85m x 0.86m)

With loft hatch.

BEDROOM 1

10'9" x 9'9" (3.28m x 2.97m)

Having extensive fitted wardrobes across one wall with hanging rails and shelving and mirror fronted sliding doors. Radiator and French doors to the front elevation leading out on to the south facing patio affording lovely views over the garden and woodland beyond.

BEDROOM 2

10'11" x 9'6" (3.33m x 2.90m)

A second double bedroom, with radiator and double glazed window to the rear elevation.

BEDROOM 3

9'10" x 7'3" (3.00m x 2.21m)

With radiator and double glazed window to the rear elevation.

BATHROOM

9'3" x 6'0" (2.82m x 1.83m)

Having a modern and contemporary four piece white suite with chrome fittings comprising a P-shaped panelled bath with mixer tap and shower attachment. Separate walk-in shower. Pedestal wash hand basin with mixer tap. Low flush WC. Contemporary tiled walls, chrome heated towel rail, radiator and obscure double glazed window to the rear elevation.

SUBSTANTIAL DETACHED DOUBLE GARAGE

20'10" x 18'3" (6.35m x 5.56m)

Equipped with power and light. Twin remote controlled electric roller doors. UPVC double glazed window to the side elevation.

SELF CONTAINED ANNEXE

Adjoining to the rear of the garage with 9'9" high ceilings. UPVC double glazed French doors open to:

KITCHEN/LIVING

12'9" x 11'2" (3.89m x 3.40m)

Having base units, work surfaces, inset stainless steel sink with drainer and mixer tap and space for a fridge. Electric radiator, vinyl floor and two double glazed windows to the side and rear elevations. Open plan to:

DINING AREA

11'10" x 7'3" (3.61m x 2.21m)

With two electric radiators, loft hatch and connecting door through to the double garage.

BEDROOM

10'8" x 9'3" (3.25m x 2.82m)

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

SHOWER ROOM

8'7" x 5'2" (2.62m x 1.57m)

Having a walk-in tiled shower area with electric Triton shower. Pedestal wash hand basin. Low flush WC. Part tiled walls. Vinyl floor and obscure double glazed window to the front elevation.

LARGE OUTBUILDING

17'8" x 13'9" (5.38m x 4.19m)

With double power point.

ADJOINING CONSERVATORY

11'3" x 8'7" (3.43m x 2.62m)

With UPVC double glazed windows to the front elevation.

ADJOINING GARDEN STORE

15'8" x 9'6" (4.78m x 2.90m)

Equipped with power and light.

COUNCIL TAX - BUNGALOW

Ashfield District Council - Band A.

COUNCIL TAX - THE ANNEXE

Ashfield District Council - Band A.

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

Mains electricity and water are connected. Drainage to a septic tank shared with number 4. Calor gas heating for the bungalow and electric heating for the annex.

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.

















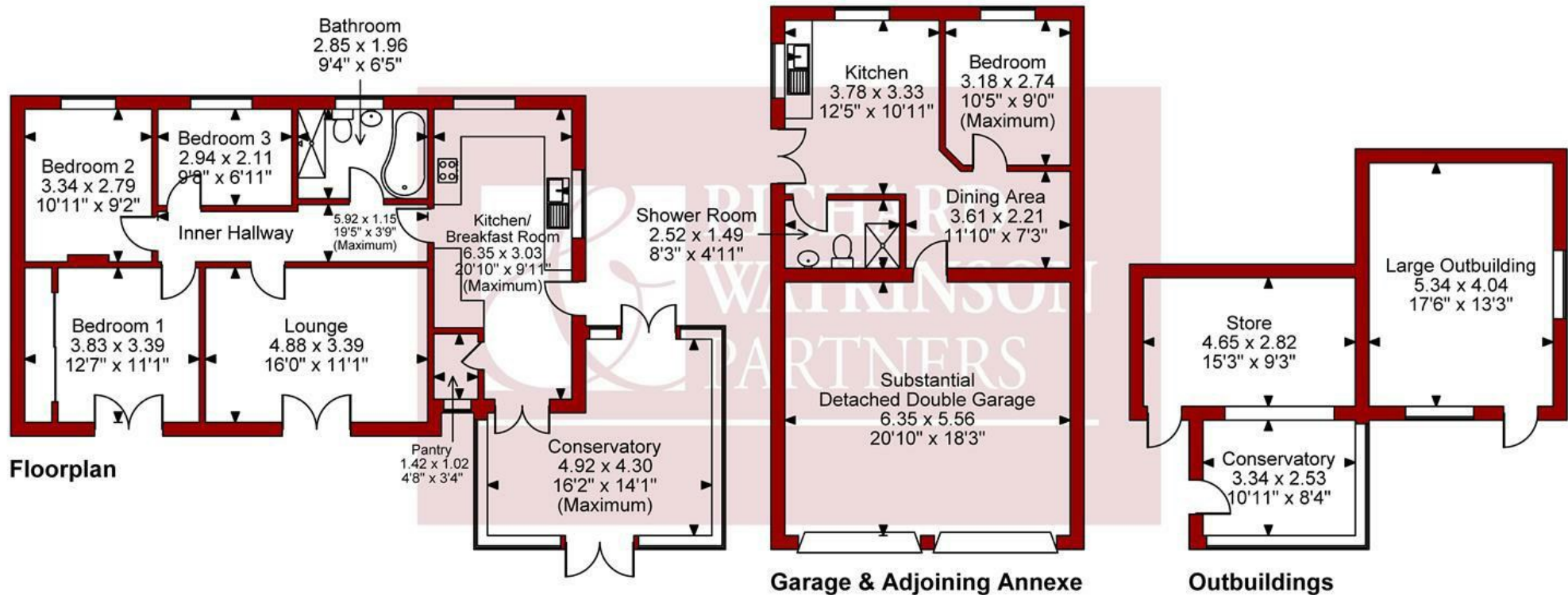








Thieves Wood Lane, Mansfield
Approximate Gross Internal Area
Bungalow = 99 SQ M/1070 SQ FT
Substantial Detached Double Garage = 35 SQ M/380 SQ FT
Annexe = 34 SQ M/366 SQ FT
Outbuildings = 45 SQ M/484 SQ FT
Total = 213 SQ M/2300 SQ FT



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		91
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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